M I N U T E S

Second Meeting

(This is not a verbatim record)

CAPE COD NATIONAL SEASHORE ADVISORY COMMISSION

Place: Headquarters Building
Cape Cod National Seashore
Eastham, Massachusetts

Date: March 9, 1962

AGENDA

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Eastham, Massachusetts

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The second meeting of the Cape Cod National Seashore Advisory Commission was held March 9, 1962, in the Headquarters Building of the Cape Cod National Seashore, Eastham, Massachusetts, and the following were in attendance:

MEMBERS	Representing:
Charles H. W. Foster, Chairman	Commonwealth of Mass., Boston
Joshua A. Nickerson, Vice-Chairman	Barnstable County, Orleans, Mass.
Robert A. McNeece, Secretary	Chatham, Mass.
Leo Diehl	Dept. of the Interior, Boston, Mass.
Josiah H. Child	Provincetown, Mass.
Ralph A. Chase	Eastham, Mass.
Arthur Finlay	Orleans, Mass.
Nathan Malchman	Provincetown, Mass.
John R. Dyer, Jr.	Truro, Mass.
Mrs. Esther Wiles	Wellfleet, Mass.

OTHERS

Commonwealth of Massachusetts:

Louis Smith, Chief, Planning Eng., Department of Commerce
Henry G. McCarthy, Secretary, Department of Natural Resources
Donald Casali, Department of Natural Resources

National Park Service, Department of the Interior:

Elmer V. Buschman	Legislative Asst., Washington Office
Ronald F. Lee	Regional Director, Region Five, Philadelphia
Robert F. Gibbs	Superintendent, Cape Hatteras Nat'l Seashore, Manteo, North Carolina
George H. Thompson	Land Acquisition Officer, Cape Cod National Seashore, Eastham, Mass.
Leslie W. Piel	Asst.Land Acquisition Officer, CCNS,Eastham
William E. Brown	Publications Officer, Region Five, Phila.
Ben Howland	Landscape Architect, Eastern Office, Div. of Design and Construction, Philadelphia
Miss Grace Gillette	Secretary, CCNS, Eastham, Massachusetts

Chairman Charles Foster called the meeting to order at 2:00 p.m. He then introduced Mr. Henry McCarthy, Secretary of the Department of Natural Resources, Commonwealth of Massachusetts.

Mr. Ronald F. Lee, Regional Director, Region Five, National Park Service, introduced Mr. Elmer Buschman of the National Park Service Washington Office, who is Legal Assistant to the Assistant Director of Resources Planning and is preparing the zoning guidelines, etc. Mr. Lee also introduced Mr. William Brown of the Region Five Office, Philadelphia, who is working on the Information Program; Mr. Ben Howland, Park Landscape Architect, Eastern Office, Division of Design and Construction, who is heading a team responsible for preparing the Master Plan for the National Seashore; Mr. George H. Thompson, Land Acquisition Officer, Mr. Leslie W. Piel, Assistant Land Acquisition Officer, and Mr. Robert F. Gibbs, newly selected Superintendent of Cape Cod National Seashore.

The Chairman officially greeted Mr. Gibbs.

Item 1. Adoption of Agenda.

The first item on the agenda was the adoption of an agenda format. The Chairman suggested including the several standard items, Nos. 1, 2, 3, 4, 7, and 8, on the agenda, and insert miscellaneous items in the middle.

(A motion was made, seconded, and approved unanimously that the agenda as outlined be adopted.)

Item 2. Approval of Minutes of the Previous Meeting.

The Chairman asked if there were any suggestions regarding correcting the transcript of the first meeting.

Mr. Nickerson moved that the minutes of the previous meeting be accepted with reservations as to their accuracy.

(The motion was seconded by a member of the Commission and the Commission agreed unanimously.)

Item 3. Communications Received by the Commission.

The Chairman reviewed a letter addressed to him from Mr. Van Ness Bates in which he congratulated the Commission and requested that he be allowed to meet with the Commission at its second meeting to go over certain changes in boundaries and certain recommended State Legislative changes pending before the General Court. Evidence, maps, diagrams and supporting statements were attached.

Following discussion by various members of the Commission, the Chairman summarized the same and suggested that in the reply to Mr. Bates we indicate that (1) we have the pressure of other business immediately before us, (2) any matters which involve a particular Town we would prefer having them presented officially by that Town, and (3) the material which he submitted would be transmitted to the National Park for study.

The Commission voiced unanimous agreement with this suggestion.

The Chairman asked if there were any other communications, and there were none.

Item 4. Progress Reports -- Cape Cod National Seashore.

The Chairman first called upon Mr. Lee to give a report on the progress that had been made since the last meeting.

Mr. Lee: The time has been short. First of all, Mr. Gibbs has been appointed Superintendent. Zoning standards have been

transmitted by the Secretary of the Interior officially to the Towns and I presume they have been received by all - they also have been sent to the Federal Register and members of Congress in order to initiate the discussion of the 90-day period for revisions that may be required. Appearing in the Cape Cod Standard Times was an account of the recent Hearings pertaining to Cape Cod estimates for appropriations for Fiscal Year 1963. The results of these hearings, which were conducted several weeks ago, were made available to the Press yesterday. The Senate body also has reviewed them. It will be some time before these bodies take final action on the appropriations.

The Army demolition team from Fort Devens indicated that over 400 acres of Camp Wellfleet are contaminated with explosives and are unsafe for public use until decontamination measures are taken. The Secretary of the Interior recently notified the Secretary of Defense of the situation which he stated was the responsibility of the Military to correct and that early action was needed. There are some costs involved, so we don't know what will happen.

We will discuss the Information Program later. Mr. Thompson, will you please say something about the land acquisition program.

Mr. Thompson: We have continued to obtain descriptions of properties from the Barnstable Court House - of those tracts having good descriptions. Tract maps have been made showing the location of these with respect to the exterior boundaries. We are still awaiting assignment of appraisers. Otherwise the progress remains status quo.

This Headquarters building is the former Nauset Coast Guard Lifeboat Station built about 1936. It was later declared excess to the needs of the U. S. Treasury. At that time the National Park Service requested that it be turned over to the Department of the Interior and we have had possession of it since. It has been fixed up to satisfy our needs. Now that a Superintendent has been appointed, we anticipate remodeling the attached garage for office quarters to take care of staff expansion. We are very fortunate in getting it.

Mr. Lee: Has the final transfer from the Coast Guard been completed?

Mr. Thompson: It has not been completed as yet. Request for transfer is in the making now.

Mr. Lee asked Mr. Gibbs for his remarks.

Mr. Gibbs: I am looking forward to this assignment as one of the most interesting experiences I have had in the National Park Service and I am anxious to get settled and get to work and become better acquainted. There are many things we can do and are prepared to go ahead and get moving even though the land acquisition program has not progressed very far yet. I am still Superintendent of Cape Hatteras until I move up here.

Mr. Chase began a discussion of an article which appeared in the Cape Cod Standard Times on March 8 and which outlined what the National Park Service plans to do in Camp Wellfleet. Mr. Lee offered the following explanation.

Mr. Lee: We do plan to demolish the old Army structures. The timing of that demolition, the manner of it, the disposition of the materials, and the future utilization of the land within Camp Wellfleet are all matters which we are studying at the present time. We did include in our estimates for this next fiscal year funds for the demolition of structures in Camp Wellfleet and if our appropriations are made in the next fiscal year beginning July 1, they all will be demolished, with the exception of those which we might want to save for any purpose for which studies are being made at the present time. If the Commission has any thought on the demolition of structures at Camp Wellfleet, we would be happy to receive them.

In regard to construction of a bathhouse at Camp Wellfleet, it would be well in the interest of understanding to say that the preparation of the budget estimates that are now before Congress was initiated about a year ago. The budget procedure is very long and we will be submitting preliminary estimates before long for appropriations which will not become available until a year from this coming July. At the time preliminary estimates are prepared - and especially on a project in its formative stage - we are unable to predict exactly what we will be doing. The thought was to somewhere make a demonstration of the sort of thing we would endeavor to do. When these estimates were prepared, it was thought that a bathhouse construction would be a good demonstration. At that time, we were inclined to believe that more land would become available sooner than is happening, and it is possible we would want , and would desire, the advice

of the Commission on this and we will want to adjust this program. When we come to the Information Program we do have a demonstration project that we have been considering which we think would be the first thing that would be undertaken, and probably it would be in the Camp Wellfleet reservation. Should we do it?

On the other uses of Camp Wellfleet, such as picknicking or camping, we have no plans at present. Nothing anticipated this year. Whether we should have them in the future would be involved with our Master Plan. We would like to discuss the Master Plan at our next meeting.

Mr. McNeece: This was a matter of concern because it was specifically stated in the Act that it would be discussed with the Commission first before public use areas are established. Plans do have to be prepared some time in advance. However, it is unfortunate at the outset of the life of this Commission that we are confronted with the fact that the Secretary, through Mr. Wirth, has in effect established an area without the advice of this Commission and I wonder if we could perhaps at this meeting reach an understanding that there will be no more occurrences of this nature.

Mr. Lee: I agree without any question. Mr. Wirth will be in complete agreement and did not intend this to happen. This newspaper story is based on the testimony to the Appropriations Committee which I haven't seen. I'm sure Mr. Wirth would not ever undertake or want to undertake a decision on an area for development for recreational purposes that would not be first reviewed by the

Commission. These hearings were held before the Commission was appointed. Further, we were asked to prepare an estimate before we had any opportunity to consult with anybody, and then we had to justify it right after the passage of the Act. Normally our budget estimates are presented a year in advance. We concur that before we undertake specific plans we should seek the advice of the Commission.

Mr. Nickerson: Attention is invited to Section 8, paragraph (g), which reads: "No permit for the commercial or industrial use of property located within the seashore shall be issued by the Secretary, nor shall any public use area for recreational activity be established by the Secretary within the seashore, without the advice of the Commission."I suggest that Mr. McNeece write to the Secretary of the Interior requesting that no public announcements be made with respect to recreational areas without first consulting with the Commission.

Mr. Lee: The Director of the National Park Service and the Secretary of the Interior are going to be asked questions regarding Cape Cod and they have a responsibility to say something. They can't establish a recreation area without asking the advice of the Commission, but they can say what they are thinking about. We are seeking the views of the Commission.

The Chairman remarked that he had noted it was Mr. Lee's policy to consult the Commission before such an area is established and also noted his concern over this particular incident and the way in which it came about. He suggested that the minutes be brought to the attention of the Service or the Secretary.

Mr. Nickerson agreed if it would bring about the proper results. He then suggested that perhaps we could take additional action at some future meeting. Mr. Dyer emphasized that we shouldn't drop the matter.

Mr. Lee: I would like to clarify one point - this was not a public announcement by the National Park Service. In January those Hearings were edited - they were printed day before yesterday. The newspapers are entitled to receive copies of the Appropriation Hearings and they took this story out of the Appropriations Hearings.

Mr. Nickerson: I think we can assume that the procedures will be different from now on.

Mr. McNeece asked Mr. Lee if he was planning any other projects.

Mr. Lee: What we would like to do is this. We had a team of 3 people with Mr. Howland in charge and an architect and an Engineer here in November and December 1961. They assembled material and supplemented it with material from earlier studies and they have been working on a preliminary statement regarding the Master Plan. It is an approach to a Master Plan. At the next meeting of the Commission we would like to initiate discussions of the Master Plan for the Seashore. We would like to do it when the bulk of the time of a meeting could be devoted to it, utilizing suitable maps to explain how we're approaching it, the principles we are to follow, and the direction in which the work is leading us. We are not near specifics yet! Everyone has been concerned about visitors and we would like to have something to show them. After we get into the Master Plan

somewhat, we will be preparing our budget for our next fiscal year and then we will have to be more specific. In order to justify appropriations, we have to have something definite.

Chairman: Do you have the freedom, once the appropriation is granted, to change your mind as to what the money will be used for?

Mr. Lee: We can make, within certain limits, program adjustments. The number of program adjustments, depending on the type of adjustments, can be approved by the Director if not too large. Substantially, we have to go back to the Appropriations Committees for their consent. I might add that if the adjustments are made within the same Park and the same State, it is easier.

Chairman: Regarding the problem of decontamination. This is fairly basic to the utilization of this project. Is there any role the Commission can play to hasten the day of decontamination?

Mr. Lee: I think there well might be. We're quite concerned that the Department of Defense might be hesitant to undertake the amount of work involved in decontaminating Camp Wellfleet and if this Commission were so disposed and would want to recommend to the Secretary that he do everything possible to do it, help would be appreciated.

Mr. Nickerson asked whether decontamination refers to discharge of explosives which may be in the sand on the premises.

Mr. Lee: For an example, the custodian at Camp Wellfleet found two live 90-millimeter shells which had been washed out of the sand down on the beach during the last two days. Mr. Thompson, in

the preliminary Defense Department report, how much is the total length of the Camp Wellfleet area, and how much of it is considered contaminated?

Mr. Thompson: The total shore length is close to 3 miles. From the north boundary to over halfway southward the Defense Department report shows "Closed for Surface Use". In the south portion which is forested it's OK.

Mr. Malchman: In the situation which Mr. Lee outlined, are there beach buggies up and down that beach?

Mr. Thompson: Beach buggies have been there, but there is a strong possibility that it should be closed to surface use. The possibilities of 90-millimeter shells being in the vicinity are alarming.

Mr. Chase: Who is responsible for damages at the present time in the event something blew up?

Mr. McNeece: Since the property is now in the ownership of the Park Service, the Department of the Interior I assume would be legally responsible.

Mr. Nickerson: Would it be helpful if the Commission advise Mr. Lee that the Commission is very much concerned with this danger and request him to advise the Department of Defense that it concerns us as citizens in the area and ask him what steps can we take to assist. The Army is not going to want any publicity, and we would want to avoid any embarrassment for them if at all possible.

Mr. Lee: This would be very appropriate.

Mr. Child: Is this area patrolled?

Mr. Thompson: They have one caretaker who is responsible for the entire area and he makes periodic patrols. So far as getting in the area, anyone could get in on foot by ducking around the barrier. There is a sign up at the entrance gate "Report at the Fire Station and make your wants known". That does not prevent anyone from wandering around over the Camp area by entering it from some other point than the main gate. There is no overall patrol.

Mr. Child asked whether there were any signs on the beach, and Mr. Thompson replied that there were none. Mr. Nickerson then suggested we prepare a letter to Mr. Lee.

Mr. Lee: Those actions should be communicated by the Commission through the Chairman to the Director of the National Park Service to the Secretary. The Secretary has already taken up with the Department of the Army that the Army decontaminate the area. He would be helped by an expression from this Commission that this is an important problem.

Mr. Nickerson: I move that upon being informed for the first time of the existence of danger to the public in the Camp Wellfleet area in the form of explosives in the area, formerly occupied by the Army and now in the legal possession of the National Park Service, the Commission wishes to convey to the Director our very strong recommendation that he should institute all possible steps that this danger be removed at the earliest possible moment.

(The motion was seconded by a member of the Commission and the Commission agreed unanimously.)

Mr. Lee: The land and buildings are two different things. The buildings are still the property of the Army, and the Army has the custodian to protect the building.

Mr. Chase. The explosives, however, would not involve the buildings.

Mr. Nickerson: The Commission could advise the Park Service to cause to be erected signs warning the public of the danger and take such other suitable precautions - and do so early.

Mr. Gibbs: We thought of placing a fence around the contaminated area, not only the waterfront side.

Mr. Nickerson: I move that the Park Service be advised to properly warn and protect the public from danger through signs or other appropriate procedures.

(The motion was seconded by a member of the Commission and the Commission agreed unanimously.)

Mr. Diehl: Will the Park Service have to pay for decontamination?

Mr. Lee: We hope not. We believe the responsibility rests with the Department of Defense. They have not accepted this responsibility yet. They came up with their recommendations for the 400 acres to be closed to public use. We have a letter from the Secretary asking that the area be decontaminated. A survey was made about two months ago and preliminary or advanced notice of the findings was

furnished.

The question was then raised as to whether the Commission should make a public release and publicize it.

Mr. Lee: If we need to, OK.

Mr. Diehl: We should do it immediately.

Mr. Lee: Let the Defense Department give us their final word before taking this action.

The Chairman summarized this lengthy discussion by stating that the Commission is on record as being aware of the seriousness of the situation.

Item 5. Public Information Program - 1962 Season.

The Chairman requested Mr. Lee to give a report on this subject.

Mr. Lee: Following your expressions in the last meeting, we arranged for Mr. William Brown to come up this week, together with Mr. Ben Howland and Myron Sutton. Mr. Brown has prepared an outline outline of which we have 11 copies to distribute. Let's go through it together if you'd like. On the first page is "Scope and Purpose". We plan a simple Newsletter consisting of 4 pages, or at the most 8 pages, in which we could get out official information that was of interest. There will be, of course, a constant flow through the regular newspapers. Through it the Commission could also have a channel of expression.

Chairman: How would it be distributed?

Mr. Lee: We would provide a supply to the Selectmen in each Town or have them stacked in the library.

Mr. Brown: Also included will be individuals, Service Clubs, libraries, and other outlets in order to get them to anyone who wants it.

Mr. Nickerson: How about a blanket distribution via Box Holders? This would require approximately 8,000 copies.

Mr. Brown: We had planned a more selective distribution.

Mr. Lee: Perhaps we ought to start with this plan, and encourage further distribution later if we find that it is useful enough.

Mr. Nickerson: I believe that 8,000 would cover blanket distribution.

Mr. Lee: That's more than we're equipped to handle. We do not want to compete with the newspapers. We want an official channel thru which people can get generally available material but not as wide a distribution. Mr. Brown, would you describe what you have done so far.

Mr. Brown: George Thompson and I saw Norman Cook of the Cape Cod Chamber of Commerce. He was very cooperative and gave us a number of leads that will help us. He is prepared to distribute a statement concerning the status of the Cape Cod National Seashore this summer thru his regular spring mailing list consisting of travel editors throughout the country. This statement will say please be sure to inform your readers "that the National Seashore is a project

"under development and that it doesn't have extensive visitor facilities; that it will have facilities by 1963; and that there are extensive private properties on the Cape and their rights should be taken into consideration when visiting the Cape".

We are forwarding a letter to the Cape Cod Chamber of Commerce requesting them to issue a statement to the Town Chambers of Commerce soliciting their cooperation with the Park Service. Unfortunately, the Town Chambers of Commerce are not actually open for business during this season.

Other examples. Mr. Falacci of the Boston Globe is very sympathetic. He knows that in Boston "beating of the drums" must be done very soon in order to prevent them from making vacation plans based on ignorance. The Cape Cod Compass is carrying an article that will say these same general things. That is the extent up to this moment. The booklet that the Cape Cod Chamber of Commerce distributes as a service to the entire Cape will have a very short statement along these lines. This 150,000 distribution, together with the Travel Editors, will afford double coverage.

Mr. Lee: As preliminary explorations increase, we have thought about the possibility of feature articles in camping and other national magazines.

Mr. Brown: We have had two bites on the Seashore for the coming year. The Saturday Evening Post has all along expressed some interest in the Cape and is interested in having an article in the

Cape as a case study dealing with the problem of developing a national seashore. They are sympathetic as to the situation this summer and would be explicit in describing the facts involved. Another item that has us worried is this business of camping which has come up.

Mencer's Family Camping, which has a 300,000 circulation, caters to clubs or groups of campers. He is going to give us a very nice feature in the June issue, mailed out May 20, which would point out the situation on the Cape this summer and will help to prevent a cavalcade of campers this summer.

Mr. Lee continued reading portions of the Information Program to the Commission.

Mr. Nickerson: I would suggest that each of the Towns have information booths to disseminate information to visitors. Also, there are two magazines which might be contacted. One is Appalachia and the other is the Yankee Magazine.

Mr. Chase: How about the Auto Associations, like AAA? Are you planning to contact them also?

Mr. Brown: They will be covered.

Mr. McNeece: The material does not specify that our plans are phrased in general terms on purpose. If it is possible to provide Mr. Cook with something more explicit, we should do so.

Mr. Nickerson: There will be no recreational or camping facilities in the Park this year.

Mr. McNeece: People don't read things carefully and I'm concerned about their being told that there will be certain facilities

this summer, and without going any further they will assume there will be rather good size facilities. And if the facilities that will be available are so minor that they would not amount to a great deal, there is a question in my mind as to whether many facilities should be provided until the National Park Service can provide facilities to the extent to justify people coming here.

Mr. Child: I would like a definition of "interpretive facilities".

Mr. Lee: One position we could take is that we won't have anything this summer, but will have in 1963. We have been thinking - however it is not far enough along but what we couldn't change our minds if we wanted to - that it would be useful to all of us to have one place where inquiring visitors, after they arrived on the Cape, could be sent to get a little taste of what we're trying to do, what our purposes are, etc. We thought a possible location would be at the south end of the Camp Wellfleet reservation outside the contaminated area where there's wooded section of the Wellfleet reservation which is quite attractive. That is where the airstrip is - and we could bring visitors down that way and take them out to a station where they could see the ocean and where we'd have a small building in which we would have uniformed personnel and 6 or possibly 8 exhibits. We were thinking of a couple exhibits that would tell of the purpose of the Park and also the status of how much land we have - and how much we don't have - we feel this would be an excellent place where the National Park Service could indicate this will take several years

to complete. Even by 1963 our progress is going to be modest. This program will develop over a period of years. We would try to begin our program of education by describing the program itself, its geology, natural history, etc., and we would have to have parking facilities to accommodate a reasonable attendance,with a ranger station, and a comfort station could be put into one building, and we could do it by a modest reprogramming of funds now in the Appropriation Bill and the people who come could be told. We haven't talked to Mr. Wirth about it yet. This just represents the result of the thinking of the Park and Regional Offices and the Eastern Office of Design and Construction, and if we agreed to do it Mr. Howland is going to the Eastern Office of Design and Construction tomorrow and try to get approval from Mr. Wirth and design a building for this purpose. The spot under consideration is OK with the Master Planning. This is not a recreation note. It is the note of preservation and is so valuable that this is a phase we felt should be introduced early in the growth of this Park.

Mr. Child: Will this be similar to the Information Building in Shenandoah National Park?

Mr. Lee: A little more modest. Cost around $30,000. This one will only include geology, natural history, etc.

Mr. Malchman: The outline as presented by Messrs. Brown and Lee is quite reasonable. There may be some danger, however, of our going overboard with a too negative objective. It will have an effect that we don't want. You are spending quite a sizable amount of money publicizing. It could be overdone.

Mr. Brown: We're straddling this situation in our statement to Mr. Cook. We asked him to stress the fact that the National Seashore is not an operational unit; however, to consult the attached literature which emphasizes private facilities.

Mr. Finlay: The Park Service could very well go ahead with the program as described. It would need no publicity.

Mr. Nickerson: No publicity except through the local information areas, Town information booths, local chambers of commerce, and limited people handling the traffic.

Mr. Lee: We thought of it as a demonstration station.

Mr. Nickerson: How many people could you handle?

Mr. Gibbs: We could accommodate several thousand in a place like that.

Mr. Nickerson: The heaviest traffic would be between 10:00 a.m. and 5:00 p.m.

Mr. Gibbs: The exhibits would be prepared by the Museum Branch in the Washington Office. There would be a compilation of a pictorial exhibit, brief descriptions that would tell the story; (1) present status, (2) natural history, and (3) geology. It would be self-interpretive. These are very fine exhibits which the Museum Branch prepares.

Mr. Nickerson: We have had 35,000 or 45,000 people climb the monument in one day - and at least twice that number visited.

Mr. Lee: We could handle those who would come. We thought it might make a nice relation with the people if we were able to say

"here we are" - in the process of converting something military into a peaceful purpose, "beating swords into plowshares", as it were. We are converting this former military installation into this kind of Park.

Mr. McNeece: The acceptance of that approach would depend on the world situation at the time.

Chairman: I sense we are in accord with an interpretive center of this sort and it would certainly be in keeping with the use of what there is in the way of a seashore at the present time. From my personal point of view, I'm impressed with the thorough way you have approached a difficult problem. It would be a good test.

Mrs. Wiles: What about integrating State and Federal interests?

Chairman: The major portion of this subject will be covered in another meeting.

Mr. Lee: We would like to get into this as soon as possible. Camping in the future and our relationship with the State - that entire subject may be covered at the next meeting. We would like to get into it very much.

Chairman: Would that be agreeable?

Mr. McNeece: At the next meeting I would like to know if the National Park Service will take steps towards protection of private property.

Mr. Gibbs: We will have rangers this summer. If they can

be utilized for special purposes to give information we would be able to have them help doing that. They would have no authority off the Federal lands.

Mr. Nickerson: Would it be possible to have these rangers deputized by the individual Towns?

Mr. Gibbs: We want to cooperate with the law enforcement agencies. We do not want to integrate our people with them, however.

Mr. Brown: Perhaps we could provide signs at key points.

Chairman: Any other points?

Mr. Lee: Would the Commission wish to go on record as agreeing with the principles on this?

Mr. McNeece: I move that we go on record as approving this pilot program for the benefit of those who come down here to find something, but do not invite them, and accept the Information Program as outlined for the 1962 season, as restricted to information facilities alone.

(The motion was seconded by a member of the Commission and the Commission agreed unanimously.)

Item 6. Review of proposed zoning standards.

Mr. Lee: I have not seen the letter transmitting these standards to the Towns but I understand from Mr. Buschman that the letter would incorporate the intent of the Commission's thought about it. Namely, that in transmitting these, the Secretary would also say that he is aware of the August 7 date and that if there is a

a disposition or evidence to move forward in this matter the Secretary would expect to be entirely reasonable in regard to any authority he may have prior to August 7, and that we would try to work together toward a reasonable schedule. We have the great benefit of some consultations with Mr. Smith of the Massachusetts Department of Commerce. Mr. Buschman and I stopped in Boston on our way out here and discussed some points of the standards with him and our feeling was that at this meeting a discussion of the standards would be opened but we shouldn't try to adopt anything because there should be opportunity for the Towns to study them first, and the Park Service will have to do some more research themselves, and we are anxious to have any reactions the people might have.

Chairman: Just to clarify one point. That there will be opportunity for comment for a 90-day period.

Mr. Lee: The 90-day period began the day the Secretary signed the letter. There may be a technical question as to the date.

Mr. Chase: The Secretary's letter of transmittal was dated March 2, 1962.

Chairman: What is the procedure after the 90 days are over?

Mr. Lee: My understanding - and I am not an expert on this - I would like to have Mr. Buschman answer that question if he would care to.

Mr. Buschman: I am very pleased to have the opportunity to discuss this draft - which is only in preliminary form. As the

draftsman of at least part of it, I recognize it is not an outstanding job of craftsmanship. It is merely a beginning point. I would like to receive suggestions and answer questions.

After 90 days transpire and we have received all the suggestions, we will then try to work out a regulation in final form as this section of the Act says it will be done, and it will be published in the Federal Register.

Chairman: This is a matter which is now being brought before the Commission.

Mr. Lee: We are not asking for action.

Mr. Chase: Do I understand this right? After the 90 days are over, new zoning regulations are prepared, and after this they will be published in the Federal Register?

Mr. Buschman: That is correct.

Mr. Smith: The Planning Division of the Department of Commerce offers the service of reviewing planning and zoning regulations and we would be happy to do that in this case. When the Towns are preparing these we will help review them. However, this Cape Cod Urban Assistance Program should be considered thru another State agency. The Department of Commerce will be available for any advice or assistance they can give.

Mr. McNeece: Some things do not come within the scope of our zoning by-laws. A great many of these Towns have separate by-laws which regulate the removal of top soil, but they are not a part of our zoning regulations. So it seems to me that each Town

will have to study these regulations and make whatever recommendations they see fit to the next meeting, or some future meeting, and all those recommendations be reviewed either by the State or by this consulting agency and in that manner we probably could put together something that the Secretary could issue that would be consistent with the way we adopt our by-laws here.

Mr. Smith mentioned briefly the relation between the Towns' by-laws and zoning regulations.

Mr. McNeece: Would cutting of timber be included in zoning - or would that require a separate by-law?

Mr. Lee: We would like to take note of that question and we will approve whatever decision you make, just so long as it is taken care of in some way or another.

Mrs. Wiles called attention to "residential properties" mentioned on page 1 of the standards. What about those people who live in their homes during the summer months only, and some of whom rent out rooms during the tourist season?

Mr. Lee read the definition of "improved property" from the Act, Section 4(d).

Mr. Buschman: Summer residents are included in this category.

Mr. Nickerson: I suggest a change in wording on page 5, paragraph (f), line 2.

Delete: in private homes

Substitute: on improved property in terms of the Act

Mr. McNeece: See page 4, Section 27.3 (c). We have provisions for setbacks. Nature may require that buildings be moved. I assume that that could be taken care of.

Mr. Buschman: I would think that catastrophies would be an exception. And I would say this is covered on page 8, Section 27.4 (b). The Secretary would want to grant variances.

Mr. McNeece: The subject of commercial fishing is not covered by the standards. The fishermen go where the fish are.

Mr. Lee: We will explore the limitations on commercial fishing and we will bring this up at the next meeting. How about going to the Towns separately to review special circumstances as to complete applicability?

Mr. Nickerson: Would it serve the purpose if at the May meeting we devote the meeting entirely to the subject and invite members of the various Towns and conduct it more as a Hearing - and in the June meeting this Commission could make its recommendations based on the results of those hearings. Invite the Selectmen and Planning Boards and other officials.

Chairman: How about individual members of this Commission contacting each Town?

Mr. Nickerson: Providing each with a copy of the zoning procedures.

Mr. Lee: Would it facilitate completion of this important matter? If so, such a meeting would be desirable. In addition, those who are working on this draft might have a series of

meetings with representatives of Planning Boards or Selectmen who might be interested and concerned with this problem.

Chairman: Each individual member of the Commission should try to arrange with the responsible people in his own community to meet with the National Park Service and go over proposed zoning standards.

Mr. Dyer: We do want to sit down with Planning Boards.

Mr. Lee: We have been trying to think of the best way to proceed. We have been greatly benefited by being able to talk to Mr. Smith. The Blair Associates are now through with their report. The Towns will be considering other zoning features of their by-laws that would apply outside the Park. If we were able to arrange meetings attended by two members of the Park Service and Mr. Smith and Blair Associates and go thru these things together, we would save everybody's time and perhaps come up with a better result. Meetings ought to be held before the next meeting of this Commission. Invite a member of Blair Associates to attend the next meeting of the Commission.

Mr. Findlay: Who would I notify in the event I arrange a meeting?

Mr. Lee: Contact Mr. Thompson or Mr. Gibbs.

Mr. Nickerson: I will be away for several weeks and Mr. Milton Gray, who is Chairman of Cape Cod Economic Development Council and also a member of Orleans Planning Board, would be able to follow thru on this for me in my absence.

Mr. Lee: Mr. Buschman would come up from Washington in order to attend these meetings in the respective Towns. It would be advantageous to arrange these meetings so that they would be held within one week.

Mr. Buschman: These meetings would be for the purpose of considering each Town's particular zoning problems in the light of these standards. The results would then be sent to the Director.

Mr. Lee: Mr. Buschman, when will you be able to come?

Mr. Buschman: The sooner the better.

Chairman: The initiative would come from this office to arrange meetings.

Mrs. Wiles: If these zoning regulations are kept, will that mean that they never can condemn the property?

Mr. Buschman: Yes, if they comply with the zoning regulations.

Mr. Nickerson referred to the date of "August 25, 1961" appearing on the last line in Section 27.1(b). Mr. Buschman said this was a typographical error and should read "August 25, 1916".

Mr. Nickerson then questioned the word "maintained" in Section 27.3(b). What if they neglected it? And what is the difference between "spoiled" and "unspoiled" condition? Would it be considered spoiled the minute someone set foot on the ground?

Mr. Nickerson: I would suggest that consideration be given that there might be a provision to this effect that the owner of any unimproved land be required to notify the Secretary of the Interior of any use for which he intends to put that land, giving the Secretary of the Interior 90 days - or some such definite time limit - to authorize the specific uses the owner wished to put it to. He should not be kept out on a limb indefinitely. The Secretary would then be faced with a choice of either permitting the use, buying the land by negotiation, or proceeding to condemn the property. In this way, the owner can either use it or force the Secretary of the Interior to take it.

Mrs. Wiles: Why couldn't it be settled by easements?

Mr. Buschman: Wouldn't you have the Secretary administering your local by-laws if he concurred in your suggestion, Mr. Nickerson? We recognize it has to be resolved some way.

Mr. Lee: The standards will have to be dealt with on this subject. We cannot do anything that would be equivalent to confiscating property. The general purpose is that we will acquire.

Mr. Buschman: Mrs. Wiles, who would get the easement? The owner?

Mrs. Wiles: Yes. He would enter into a private contract telling them just what they can do with it. Perhaps it may be that he would be permitted to build another cottage on the property.

Chairman: I hope that these are good suggestions.

Mr. Nickerson: I hope we can discuss the matter of setbacks at our next session. Also referring to Section 27.3(d), what is meant

by "natural seashore scene"? It should cover seashore activities, and actually traditional activities contribute to the scene. Referring to Sec.27.3(e), this says nothing about fisheries. Fisheries should be included with "agricultural uses".

We have already included private property instead of private homes.

Referring to Sec.27.5(b). Who decides? Is it the Secretary's opinion? Furthermore, he should either approve or deny in advance; if he does neither within a certain number of days, then it should be considered to be approved.

Chairman: Are there any comments on the Seashore Historical part?

Mr. Dyer: It is a natural concern of everybody. I haven't fathomed the complete meaning of it.

Chairman: Mr. Smith, would you like to talk about the procedures involved?

Mr. Smith: Historic Districts have been established only within the last few years. I am of the opinion that we cannot establish them under local by-laws.

The Chairman brought up the matter of Historic District Committees. It was brought out that a study must be made as to the advisability of establishing Historic Districts and recommendations should be made to the Town as to where it should be. The Department of Commerce and the Department of Natural Resources would both be involved. A 2/3 vote is required to establish an Historic District.

Mr. Findlay: The Town of Orleans set up such a Committee and it is almost entirely lacking. I personally see nothing historical in any way, except an old cemetery. It merely controls architectural development. How broad is the application?

Mr. Smith: The general trend is trying to get too much area.

After further discussion Mr. Smith emphasized the fact that the Secretary should specify other by-laws other than zoning.

Mr. Lee: We will have to consult with you on the implications of the Historic District laws as to this part of the standards. I wondered if the Blair Associates study is going to in any way cover this question.

Chairman: We have done a pretty good job on Item 6. As I interpret it, it was left for further consideration in the May meeting with the understanding that exploration will be made with the individual Towns in the intervening 2-month period. Is this a satisfactory way to leave Item 6?

Agreement was unanimous.

Chairman: What is your pleasure with Item No. 7?

Item 7. Agenda items and date for next meeting.

Chairman: The next meeting will be held the first Friday next month, April 6, at the Headquarters building of the Cape Cod National Seashore, at 2:00 p.m. Does this meet with your approval?

Approval was unanimous.

Mr. Nickerson: I will be out of town at that time. Would it be possible to have someone else represent me? I was thinking of

Mr. Gray attending the next meeting in my place.

Chairman: There is no authority given, as of this date, to have a representative or an alternate to act in the absence of a member of the Commission. There would be no objection to having Mr. Gray to attend as an observer. I would suggest, Mr. Nickerson, that you get in touch with Mr. Gray yourself and request him to attend the next meeting.

Chairman: What is your pleasure regarding agenda items for the April 6 meeting?

Mrs. Wiles: Public use facilities in general, and development of other State Parks in eastern Massachusetts.

Chairman: Mr. Lee, will you be able to talk about public use and also the Master Plan at the next meeting?

Mr. Lee: We will prepare for it.

Chairman: Should we devote the bulk of the next meeting on this?

Mr. Dyer: I would say, make out the next agenda along the same line as the present agenda.

Chairman: The procedure then will be the same as before.

Item 8. New Business.

Mr. McNeece: Do I understand that we will be furnished with a draft of the minutes of this meeting, and then the minutes will be returned to Mr. Thompson for reproduction?

Mr. Thompson: That is correct.

Mr. Dyer: I have been receiving numerous inquiries regarding employment in the Park.

Chairman: To whom should these inquiries be directed?

Mr. Gibbs: The only money we have until July 1 is a special fund that has been set apart for myself. We have no money at the present time to go into any Park project for maintenance, etc. After July we will begin to build up a small maintenance organization which will increase as lands become available. We have received a lot of applications and have been approached by a lot of people. We will be happy to receive applications here for consideration later.

Chairman: Will all positions be Civil Service jobs?

Mr. Gibbs: Most jobs are covered under Civil Service. All technical jobs, such as rangers, architects, engineers, and clerical help are covered under Civil Service regulations.

Mrs. Wiles: What will be done with surplus Federal land?

Mr. Lee: There is an elaborate procedure for disposal of surplus Federal property. Surplus property is sold after it is no longer needed by any Government agency. The law requires if the land may be of value to States or Counties or Towns, there is a procedure wherein they can make application for the land. They might acquire it at a portion of its value and in the case where the Federal land has historical importance and would be restored for that purpose, they can have it at no cost. There is an elaborate procedure. This subject you refer to is a part of the program the President outlined quite recently to create a Federal land conservation fund and the

sources of revenue for the creation of that fund will be legislation by Congress. There would be no way in which land that would be purchased for Park purposes would be declared surplus and disposed of and redeveloped by anyone else.

Mrs. Wiles: People don't have any protection, it seems to me. Shouldn't the people from whom the land was purchased have the first right to it?

Mr. Lee: All I can say is that I don't know of any acres that have entered the surplus property group. It has never been done.

Mr. Nickerson: I would like to move that we request the Secretary of the Interior to advise this Commission the procedure by which he would determine the concurrence of a Town in respect to any Town-owned land within the Seashore.

(The motion was seconded by a member of the Commission and the Commission agreed unanimously.)

Mr. Malchman: We are seeking an answer to town facilities. For instance, what is the policy as to public dumps, etc.?

Mr. Lee: We will make a note of that.

Mr. Dyer: I move that we adjourn.

(The motion was seconded by a member of the Commission and the Commission agreed unanimously.)

Whereupon the meeting adjourned at 5:35 p.m.

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Following is a brief summary of conclusions reached and recommendations made:

CONCLUSIONS AND RECOMMENDATIONS

(1) That the Chairman of the Commission request Mr. Lee to provide the Director of the National Park Service with those excerpts of the minutes which express the feeling of the Commission apropos the announcement of the proposed Camp Wellfleet bathhouse.

(2) That the Chairman make known to Mr. Wirth our concern over the contamination problem at Camp Wellfleet offering our support for any presentation to the Defense Department and that he, the Chairman, convey to the National Park Service the advice of the Commission that the public be warned of the contaminated area by means of signs or other appropriate measures.

(3) That the members of the Commission representing Towns having land within the Seashore arrange conferences with the planning boards and selectmen of their Towns and Mr. Buschman to determine how best to bring into conformity the Town zoning and other by-laws and the regulations issued by the Secretary of the Interior, seeking clarification of the latter regulations where necessary, and that the results of these conferences be reviewed by Mr. Smith of the Massachusetts Department of Commerce and by Blair Associates. Further, that zoning regulations be made the main topic for discussion at our May meeting.

(4) That the Commission approves the proposed interpretive facility at Camp Wellfleet for those who do come to the site this summer and agrees that the public be informed of the relatively small amount of land thus far acquired and that none of the major facilities which the National Park Service is planning for the future will be ready this summer.

(5) That the Chairman request the Secretary of the Interior to advise this Commission the procedure by which he would determine the concurrence of a Town in respect to any Town owned land within the seashore.

(6) That the agenda for the April meeting include public use facilities and the Master Plan.

(For Administrative Use Only)

M I N U T E S

Third Meeting

CAPE COD NATIONAL SEASHORE ADVISORY COMMISSION

Place: Headquarters
Cape Cod National Seashore
Eastham, Massachusetts

Date: April 13, 1962

AGENDA

CAPE COD NATIONAL SEASHORE ADVISORY COMMISSION

Third Meeting

April 13, 1962

The third meeting of the Cape Cod National Seashore Advisory Commission was held April 13, 1962, in the Headquarters of the Cape Cod National Seashore, Eastham, Massachusetts, and the following were in attendance:

MEMBERS	Representing
Charles H. W. Foster, Chairman	Commonwealth of Massachusetts
Robert A. McNeece, Secretary	Town of Chatham
Josiah H. Child	Commonwealth of Massachusetts
Leo Diehl	U. S. Department of the Interior
Ralph A. Chase	Town of Eastham
John R. Dyer, Jr.	Town of Truro
Mrs. Esther Wiles	Town of Wellfleet
Milton Gray (Substitute for Joshua Nickerson)	Barnstable County

OTHERS

Commonwealth of Massachusetts:

Donald Casali, Department of Natural Resources

National Park Service, Department of the Interior:

Ronald F. Lee	Regional Director, Region Five, Philadelphia
Robert F. Gibbs	Superintendent, Cape Cod National Seashore
George H. Thompson	Land Acquisition Officer, Cape Cod National Seashore
Leslie W. Piel	Asst. Land Acquisition Officer, Cape Cod National Seashore
Robert G. Cooke	Staff Appraiser, Cape Cod National Seashore
Eugene R. DeSilets	Chief Landscape Architect, Eastern Office, Div.of Design and Construction, Phila.
Ben Howland	Supv.Landscape Architect, EODC, Philadelphia
Miss Grace Gillette	Secretary, Cape Cod National Seashore

ABSENT MEMBERS

Arthur Finlay	Orleans, Massachusetts
Nathan Malchman	Provincetown, Mass.
Joshua Nickerson	Barnstable County

Chairman Foster called the meeting to order at 2:00 p.m. He introduced Mr. Milton Gray who was attending the meeting in Mr. Nickerson's absence.

Mr. Ronald Lee introduced Mr. Eugene R. DeSilets who is Chief Landscape Architect of the Eastern Office, Division of Design and Construction, Philadelphia.

Mr. Thompson introduced Robert G. Cooke, Staff Appraiser, who had joined the Land Acquisition staff of the Cape Cod National Seashore since the last meeting.

Mr. McNeece informed the group that Mr. Milton Gray is past President of Barnstable County Planning Boards Association and is presently Chairman of Cape Cod Economic Development Council.

Item 1. Adoption of Agenda

Mr. Chase made a motion that the agenda for this meeting be adopted. The motion was seconded and unanimously approved.

Item 2. Approval of Minutes of the Previous Meeting

Secretary McNeece made inquiry as to whether the National Park Service required a verbatim report of the proceedings of meetings; or should the Secretary digest the transcript and furnish each member with a report of what transpired at the meeting, together with recommendations, in condensed form?

Mr. Dyer felt that it was not necessary for the members themselves to have a verbatim record, but he thought it may have importance for other Town officials, and especially at a later date it may be advantageous to have detailed notes. It was the consensus that, as for now, the minutes shall continue to be recorded in essentially the same way as heretofore.

Mr. Chase inquired as to whether individual members, as well as the Towns they represent, could each be furnished a copy of the minutes. Mr. Lee indicated that the Department would like to know the Commission's wishes in this respect. After some discussion, it was decided that each member should receive two copies of the minutes, leaving it to his discretion as to distribution of the second copy to the appropriate Town office.

The members all agreed that the summary appearing at the end of the minutes of the second meeting had proved very helpful and recommended this practice be continued.

Mr. Chase moved, and Mr. Dyer seconded the motion, that the minutes of the second meeting be approved with the following amendment:

Page 1. Mr. Josiah H. Child represents the Commonwealth of Massachusetts, rather than Provincetown.

The motion was approved unanimously.

Mr. Lee said that these are the kind of minutes the Department would like to have and if there are any problems they should be open for further discussion.

Mr. McNeece summarized the procedure to be followed. He would review the draft prepared by the recording secretary and if there were any glaring omissions or misinterpretations he could clear it up before the minutes are prepared in final form. The Commission members all favored this procedure.

Item 3. Communications received by the Commission

The Chairman received three communications. One was from Mr. Chase, the contents of which would be discussed later. Another was from Mr. Lee pertaining to the question of decontamination at Camp Wellfleet, also to be discussed later, and the third was a copy of correspondence between the National Park Service and the Massachusetts Department of Commerce regarding zoning standards, regarding complications from the State's point of view, which will be the principal topic of the next meeting. Secretary McNeece had received no communications.

Item 4. Progress Report - Cape Cod National Seashore

MR. LEE: The Appropriations Bill for the Department of Interior has cleared through the House Appropriations Committee and through the House of Representatives and is pending in the Senate Appropriations Committee at the present time. For the Cape Cod National Seashore it contains full amounts included in the Interior Department estimates for the coming fiscal year. Those amounts are:

$4,000,000 . . . . . Land Acquisition
$ 410,000 . . . . . Development
$ 195,500 . . . . . Operations and Maintenance

Some of our appropriations in the National Park Service were reduced this year, and we are grateful this one was not! With regard to

zoning standards, we have tentative arrangements depending on what can be worked out on the Cape for Mr. Buschman to come here between April 24 and 28 in accordance with the discussions at the last meeting. We are hopeful that a series of meetings can be arranged with appropriate representatives of the Towns, one or more members of the Board of Selectmen I presume, to receive the comments on zoning standards and answer any questions, etc. We are hopeful Mr. Smith, Department of Commerce, Planning Division, will be able and interested in joining in those discussions. If possible, the Blair Associates should sit in on those discussions. We would like to proceed with arrangements for this series of meetings - small meetings - perhaps the meetings could be held in the Town Halls. Superintendent Gibbs and George Thompson would be glad to make the arrangements.

The Chairman suggested that the scheduling of meetings could be handled under "New Business".

Mrs. Wiles felt that Planning Board members should be furnished a copy of the zoning standards, and that the standards should be in much more detail. Mr. Lee advised that Mr. Buschman has been attempting to draft a sample by-law that would carry out into by-law form the provisions in the standards, and there is the question as to whether it was proper to go that far. Mrs. Wiles stressed the desirability of the standards containing the minimum requirements. Mr. Lee stated that the standards reflect the Department's attempt to state the minimum requirements that have to be met.

The Chairman called upon Superintendent Gibbs for his comments.

MR. GIBBS: I am here for good this time, and I must say that I have been received more graciously here than any other place. This is the friendliest place to which I have ever been assigned. I hope that the Commission will be satisfied with what the National Park Service is trying to do. We want to do our very best to work with you and everyone to make this operation a success. We have a meeting scheduled on Tuesday with the Corps of Engineers of the First Army to discuss the decontamination problem at Camp Wellfleet and we hope that the necessary steps can be initiated to solve the situation at that time. We hope it will be the beginning of meetings to solve the situation.

The Chairman asked Mr. Thompson for his report.

MR. THOMPSON: The work under contract for perimeter survey is coming along on schedule by Schofield Brothers. On April 1, Mr. Schofield reported 25% completion and during the last 10 days they have been progressing well. A contract has been entered into for obtaining interior tract surveys in a portion of Truro east of

U.S. 6. That contract includes making base and index maps for that portion that is to be surveyed. Mr. Cooke has entered on duty and is busily engaged in getting background information that will be needed in connection with appraisals. We hope to be able to negotiate with fee appraisers shortly, particularly in connection with Camp Wellfleet. Appraisals of tracts outside the Camp will get under way also. Final arrangements are being made to obtain title evidence in connection with Camp Wellfleet. We should have final word very shortly - by Monday or Tuesday.

Mr. McNeece asked Mr. Thompson whether it will be the policy of the Park Service to consider hardship cases first - on unimproved property. He said there have been such cases presented to the Selectmen of some of the Towns. Mr. Thompson said he would be glad to have the names of those individuals and priority will be given to hardship cases after they have been analyzed to ensure their being hardship cases. Mr. McNeece made inquiry as to how much time will elapse between the time an individual has been declared a hardship case and time he would get the money. Mr. Thompson stated that the Service negotiates with the owner for an option for 60 days with the hopes the option will be taken up within that period, and then the transaction would be finalized 60 days after that. Mr. Piel made further comment on this subject and advised that the total period of transaction would depend on the condition of the title to be conveyed. If the property is sufficiently described, the Service could go ahead immediately. If not, the transaction would be delayed by a survey having to be made of that particular property. In most cases where the Service is unable to define the boundaries of a parcel, it will have to depend on a survey. The owner should receive payment within 60 days after acceptance of the option.

MR. LEE: We are anxious to proceed as expeditiously as possible. All offices are endeavoring to make a concerted effort in that direction. Our Chief of Lands from the Washington Office is coming here for three days. One purpose of his visit is to see if there are any measures that can be taken that would be a little out of the ordinary but might accelerate our rate of acquisition here. Our plan is to move as rapidly as possible.

Mr. Lee distributed copies of the Press Release regarding the Information Program which was approved at the last meeting. He advised that Mr. Brown has completed the manuscript for the leaflet for the National Seashore for use both this summer on the Cape and for the Chambers of Commerce in advance, and that it has gone to the printer and that it will be available about April 30. Those phases are going ahead. He added that Mr. Brown and Mr. Horace Sutton,

a syndicated travel writer, who is writing an article regarding the Cape for McCall's Magazine, and who also is travel editor for the Saturday Review of Literature, were here last Tuesday.

Mr. Lee went on to say that the Service was having difficulty in scheduling the planning and execution of the plan for the proposed development for Camp Wellfleet which was discussed at the last meeting.

The Chairman asked whether acquisition funds that are authorized in a given fiscal year are ever carried over into the next fiscal year. Mr. Lee said that they were, but cautioned about waiting too long!

Mrs. Wiles brought up the subject of marshlands. She wondered why the Park Service hadn't taken more of the marshlands since the primary purpose of establishing the National Seashore was for conservation. She felt there was no alternative but to fill in the marshlands. The Chairman asked her to specify which areas she had reference to. She said in Wellfleet along Route 6A. They are also starting fill-ins in the Town of Truro.

Mr. Lee stated that the boundary was established by Congress and there is no possibility of changing the boundaries, and that there were some marshlands in the Park area. He advised that one of the initial efforts of the Service will be to prepare what it calls a "natural history base map". This will be one of a series of base maps which will reveal the complete character of the area.

Mr. Wiles pursued the subject further by stating that during the first meeting in Washington the Commission members were told that one land area could be exchanged for another. The Chairman and Mr. Lee emphasized that this pertained only to those areas within the Park boundaries and that we have no authority to go beyond the boundaries of the Park as described in the Act.

Item 5. Review of Preliminary Master Plan

MR. LEE: We believe the subject of Master Plans is of great importance to this Commission, to the Towns, to the Park Service, and the State, and everybody. It will occupy the attention of this Commission for quite a while. This is something on which we need to make studies over a considerable period of time. We will need to confer with the Commission repeatedly as the Master Plan takes shape. Today we would like to present a slide-talk that shows the sort of approach that the Park Service takes to design the work.

It shows what we have done throughout the Park System. Later we will talk a little bit about the problems we have in gathering data for the Master Plan, and we will review together the broad Statement of Policy the Service got out while the Cape Cod legislation was under consideration and which still represents our general thinking on the approach we would like to make. But we would like to get the reactions from the Commission as to their views, and that in general is the way we would like to go about it.

MR. DESILETS: The Master Plan is the document that is the guiding light in the Parks' conservation, development, and preservation; and finance methods for obtaining money for development are sought through the use of this document. It is a multiple-purpose sort of thing. It is of unusual importance and will occupy all of our thoughts for a good long time to come.

Mr. DeSilets then read the descriptive material for the series of slides projected on the screen by Mr. Howland. The title of the slide-talk was "Design in the National Parks". It depicted the stages of development beginning with the Master Plan, which was defined as "fresh thought", and ending with the finished structures in several areas of the National Park System. It impressively emphasized how each installation was unique in that the architecture blended in with the surrounding landscape and how each structure took on the individuality of its environment. It was brought out that most of the design work is done in the Eastern Office, Division of Design and Construction; located in Philadelphia; and the Western Office, Division of Design and Construction, located in San Francisco; but that occasionally private firms were given design and construction contracts.

Mr. Child was interested in the names of the designers of the Dinosaur Visitor Center. Mr. Howland advised him that it was designed by Anshen and Allen, San Francisco. The Gettysburg Visitor Center-Cyclorama Building was designed by Neutra and Alexander.

In referring to the structures at Cape Hatteras, Mr. Gibbs told about the 3 major hurricanes and one Northeastern storm which occurred just last month. He said that the main structure was not damaged at all during the hurricanes. During the last storm there was some damage to some of the walks and decking and dressing rooms; however, the main structure remained intact.

Mr. Lee emphasized that the Service is sensitive to the special circumstances in each Park area when the design is being done. The Service tries to tailor the design of the buildings, roads, and trails to meet the special circumstances and unique appearance of the place, and it will try to do that on Cape Cod.

The Chairman questioned Mr. Lee as to how far the Service had progressed on the Master Plan for Cape Cod.

MR. LEE: We have a base map. We gather basic data before major decisions are finally made. We do not have all the facts on Cape Cod National Seashore as yet. During the period the proposed park was under study, some very helpful data were collected. There is a Geologic Section of the comprehensive Report. There is also a section on Biology on Cape Cod. Since then, Historic American Buildings Survey has measured many historic houses. We want to go on and prepare a series of base maps, including a natural history base map. We need a much more accurate and detailed map on the existing conditions of roads, trails, highways, and utilities than we now have and we need more and more accurate information on the present conditions of present use - what beaches are publicly used - what's the access to them - and that kind of question. We would attempt to arrive at more than a broad point of view toward the Master Plan until that data has been assembled and it will take several months to assemble that data. We need research contracts - one to get a natural history base map. We hope that Dr. Randall of the University of Massachusetts might be available. Similarly, an historical base map is needed.

Mr. DeSilets stressed the fact that basic facts are needed.

Mr. Lee then distributed copies of Interior's "Policy Statement" to members of the Commission.

MR. LEE: The Act makes certain statements and establishes the framework from which our Master Plan will be developed. Section 7(a) ties in with the Policy Statement to the effect that the purpose of the Parks, monuments, and reservations "is to conserve the scenery and the natural and historic objects and the wildlife therein and to provide for the enjoyment of the same in such manner and by such means as will leave them unimpaired for the enjoyment of future generations". Conservation is our objective.

Mr. Lee proceeded to read Section 7(b)(1) and (2) of the Act.

MR. LEE: Everything we do will be done within the framework of that Section of the law. This Policy Statement I think is a good place to exchange some views to see if we're thinking along the same lines. For example, these six points that are on page 2 of the statement:

1. "Halt impairment of the natural and historic features." Acquiring Camp Wellfleet illustrates this process. Marconi Station site is a significant site. It has been noted that erosion is taking place. One of the early steps would be in applying three principles to see what we can do to arrest deterioration of an important site like this.

2. "Protect and preserve the natural features and retain the life and atmosphere of the seafaring era and historic Cape Cod."

3. "Rehabilitate or restore features already impaired." Demolition of buildings will possibly have to be followed by planting. These are measures of a kind these policies point to.

Mr. Chase mentioned that demolition of buildings was discussed at the meeting of the Cape Cod Association of Planning Boards in Hyannis last month, at which Mr. Thompson was guest speaker and one question pointed directly to him was whether the Park Service was going to dispose of those buildings as they did after World War II. Mr. Lee said that this was a very good question and that the Service would like to have the views of the Commission as to what should be done. He said that it wanted to cooperate with the Towns on matters of mutual interest. Mr. Chase asked if the Service expected to use some of the buildings. Mr. Child wondered if the barracks might be for sale. Mr. Gray summarized the remarks by saying that these buildings should not be made available intact to the public - and perhaps the buildings could be dismantled and the material salvaged. Mr. Gibbs advised that funds for the demolition of buildings were a part of the tentative program and if the Park hires its own crews of men they could take the buildings down piece by piece until they are completely disassembled, and the money could be distributed locally and the money would stay in that community, and the buildings could not be hauled off intact. He asked the Commission to comment on this suggestion. Mr. Chase thought it was a good suggestion.

Mr. Gray brought up the plan to build a bathhouse at Camp Wellfleet and expressed surprise that recreational aspects were predominant in the authorizations at this stage of the game and he added that we don't have a Master Plan as yet. Mr. Lee reassured him that they are interested in the whole approach and that they were in the process of formulating their next budget and they would have to do the best they could or else defer too long to get into the budget process. He indicated that Congress expects them to submit projects. The Chairman clarified the budget process for Mr. Gray and explained that the bathhouse was not being planned at this time.

Mr. Chase concluded that if the Towns have any projects to suggest, they would have to be prepared and presented very soon.

Mr. Lee remarked that at this stage of the game a general figure has to be furnished, but before the budget is reviewed by the Bureau of the Budget in September there will have to be a specific list of projects prepared, and that he would like to compare notes with the Commission. He further advised that he would like to defer preparing this list until such time as the planning studies contribute definite information as to just what the Service can do.

Mrs. Wiles advised that Wellfleet was concerned about Section 7(b)(2) of the Act. If the ponds are taken there will be very little shore and it couldn't be done without spoiling the cottages, most of which are on Gull Pond. Mr. Lee said that those cottages are subject to the provisions of the Act and that more studies would have to be made of existing conditions. Mrs. Wiles said that Wellfleet considers this to be quite a sore point and that it should be given more consideration. The Chairman advised that public use of shore property would have to be discussed with the Commission later.

Mr. McNeece called attention to Point 4 of the Policy Statement. "Keep to a minimum the disruption of the life of each town during and after the transitional period from existing land-uses to park-uses." He assumed that if the Policy Statement is agreeable to the Commission, then the National Park Service is to follow this policy. He said it would seem logical that they would consider such an area as described and would take all those things into consideration.

Mr. Child said that a policy is needed regarding conservation. He asked about swimming facilities. Mr. Lee said the Service would want to consider the possibility in appropriate areas; however, it would not want to provide facilities everywhere. He added that it was their desire to preserve extensive sections in as natural condition as possible for walking, photography, nature study, taking into consideration the disturbance of birds at some times of the year. There will be certain places where those facilities will be provided.

Mr. Child felt that facilities should be provided for bathing, comfort stations, lifeguards, and first aid, etc. $160,000 for a bathhouse is very small for the number of people who would be using the facility. $500,000 was spent on the development at Canal Beach. One bathhouse for a 55-mile stretch of beach is indeed very little. Mr. Lee agreed that it was a modest estimate and that the Service would have to take all these factors into consideration. He asked the group whether such facilities should be provided at Camp Wellfleet eventually since contamination was not known at the time it was planned. If the Service would be responsible for that

50-mile stretch it will want to be prepared to assume those responsibilities. He added that he didn't know at what point the Park Service will be asked to meet its responsibility in the Province Lands and Pilgrim Springs.

Mr. Gibbs wondered what would be done if one of the villagers offered the Service some shoreline. Mr. Gray suggested that the Service should erect as many bathhouses on the ocean front as it could since this would be advantageous to the Towns. Mr. Chase brought out the fact that along that 55-mile stretch there are widely diversified areas of safety.

Mr. Lee returned to Point 1 of the Policy Statement. As to the historic features one thing bothered him - and that is the fact that additional building has been made. He expressed the feeling that where it appears that further developments are going to be put in, the Service would put high on its priority appraisal of those lands and every effort would be made to negotiate purchase of that land.

Mr. Chase suggested that the one point regarding improving unimproved lands should be changed. Mr. Lee agreed that that will have to be changed. He then referred to the next page of the Policy Statement. He said there has been talk as to whether bicycle trails should be provided and that Dr. Paul Dudley White had written a letter to the President advocating this. He asked the Commission for its views on this. Would they be used? Mr. Child approved of the idea. Mr. Dyer said that the New Haven Railroad tracks had been considered for this use. Mr. Lee agreed that the space between the rails would have to be stabilized in some way. The Chairman said he would be glad to further this idea and assumed the Commission would have no objection to his exploring this possibility.

Mr. Lee said that he would like to discuss the beach buggy business with the Commission at some future date. He then called attention to the Policy Statement, page 3, which refers to campgrounds which is considered an important statement from the Service's standpoint and he thought it would perhaps be taken up on the next item on the agenda. The Chairman suggested that the members of the Commission review it at their leisure and be prepared to make comment at the next meeting.

The Chairman questioned further regarding the status of the Master Plan, and he asked Mr. Lee when a preliminary plan would be ready for discussion. Mr. DeSilets said that the first stage has been completed and that they want to make an inventory plan which will show what they have and where they are going. He asked Mr. Howland when he thought the general development plan would be ready.

Mr. Howland indicated that they will need to enter into a contract for research so that the facts could be gathered. He said it is difficult to predict progress at this time and he was hopeful to have something on paper on a good sound basis and a thorough research job on an investigation by mid summer. Mr. McNeece inquired as to when the team would reach the point where it will want the advice of the Commission, or this planning group that Mr. Gray is Chairman of, as to roads, entrance to the Park, etc. so that they can be planned in conjunction with Town planning. Mr. Howland felt that seeking such advice should go on concurrently with the Service's fact gathering and as it gathered this material it will be presented to the Commission. He added that they were keeping the Advisory Commission advised of their progress, and that decisions and questions could be discussed here as they come to mind.

Mr. Gibbs inquired as to whether it would be possible for the group to meet on an informal basis before the team puts its plan on paper. Mr. DeSilets reminded the group that they are close to the end of this fiscal year and the team is somewhat delayed in spending more time on working on this project. He repeated that it will be about midsummer before a "sketch idea" will be ready for presentation. Mr. Gibbs asked whether the team could meet with Town Planning Groups and discuss their plans. Mr. Howland said this would be very helpful.

MR. LEE: I think the next time the team comes up here for a preliminary meeting with the Planning Board, or whatever group you think they should meet with, views should be exchanged. I also believe that the Blair Associates should be consulted. Is their project fully activated as yet?

Mr. Gray advised that the contract with Blair Associates has been signed. On November 17 the preliminary report had been reviewed. He was of the opinion that the Commission was to invite Blair Associates to sit in with Mr. Buschman between April 24 and 28.

Mr. Lee advised that he had a copy of the Blair's preliminary report and that the Service is trying to keep abreast of their findings. The Chairman mentioned that the imminent problem is the zoning standards and that this subject has been set up as the principal item of business for the May meeting. He asked whether it would be desirable to have available for the Commission meeting some sort of a preliminary sketch of what these groups are thinking for the June meeting. This would give the advance planning agencies a chance to get together and put some thoughts together that would be of benefit to everyone concerned. Mr. Lee said that perhaps the report might be reviewed by the Service for modification. He was inclined to think that this preliminary report may serve the

immediate purpose of the Commission and the Towns since the Blair Associates' final report will perhaps not be published before next January. Mr. McNeece thought this should be discussed at the next meeting, and that the County Planning Agency and the Federal Planning Agency should get together and exchange views and they should coordinate and complement each other's works.

Mr. Diehl questioned Mr. Lee about concession developments mentioned on page 4 of the Policy Statement. He asked whether the statement meant that restaurants, marinas, or boat rental business would not be permitted or allowed to be established in the Park. Mr. Lee replied that, generally speaking, restaurants would be interpreted that way and that industry outside the Park would be relied upon for that kind of business. Pertaining to boats, he assumed that they would have to be gotten inside the Park. He said that the Statement was written with the general problem of accommodations and restaurants in mind. He reviewed the fact that the Act also provides that the Secretary will allow the existing ones to continue. He said the Act also provides that those cases wishing to continue should be taken up by this Commission. He added that he had not given thought to the marina question. Mr. Gibbs stated that he hadn't either, except that if one were established prior to the passage of the Act it could be retained.

CHAIRMAN: We will take Item 5 up again at the June meeting, and progress reports from the planning groups will be heard at that time.

Item 6. Regional Public Use Facilities

The Chairman asked Mr. Lee whether he had any thoughts to contribute about the Regional approach regarding public use facilities. Mr. Lee said that he was very much interested in this, and that Mr. Nickerson is also particularly interested. Since camping is going to be limited, Mr. Lee was in hopes that additional camping facilities may be developed outside the National Seashore Park and possibly elsewhere on the Cape. Mr. Child advised that one is being developed in Provincetown now which would border the Park. Mr. Lee was aware that there will be a growing demand for camping facilities and that the Park Service has always considered camping an important feature of its programs. It likes to have campers in the Parks, yet they realize that they must not provide camps which will intrude on what they are trying to preserve. He added that it is a problem here because of the nature of the boundary and the fragile character of much of the vegetation, etc. He was interested in hearing suggestions from the Commission members as to any possibilities they could present to ease this problem.

Mr. Child stated that there are three privately operated and owned campsites within the boundary of the National Seashore area in Truro. Mr. Gray said there was no camping in Eastham nor in Orleans.

The Chairman relinquished the Chair to Mr. McNeece in order to speak for the State. He said that he thought this group was familiar with the facilities owned by the State in this area - Pilgrim Springs State Park is just a question of time and it will eventually become a part of the National Seashore. Nickerson State Park in Brewster where approximately 500 families camp a day is an extremely attractive area which we would be reluctant to increase since it would destroy some of the important values. He added that at the Cape Cod Canal there is a new area that will be opening up this summer in which there are 60 sites - and expansion is planned to provide up to 100 campsites. Mr. Foster went on to say that opportunities are somewhat limited on the Cape itself. He suggested to the National Park Service two areas for exploration: (1) There is a possibility of being able to utilize some of the lands at Otis Air Force Base which were formerly a part of State Forest property. He said that while in Washington he had occasion to talk to Mr. Udall and found him very receptive to working out something with the Air Force as to those lands. (2) The other possibility which they began to explore, but did not follow up, was the lands owned by the U. S. Army Corps of Engineers along the Cape Cod Canal. These are extensive from a quality point of view and they constitute a scenic area that will adapt itself very well to camps. He said that both of these areas are under Federal jurisdiction so that further negotiations should be done by the National Park Service. He added that the rest of the property that is of any significance is Myles Standish State Forest where there is a problem of its becoming a "dormitory" and destroying Park values that now exist on State property, but there is a possibility of expansion there. He mentioned that they were presently negotiating and planning a new regional park at an area near Taunton, which is within commuting distance of the Cape. He said he was personally familiar with this area. He said that certainly from their point of view as a State Resources Agency it was hopeful that where they could help fill a need they were definitely going to try to do so. They have tried to evaluate the recreational resources in part of the Regional Planning Study and in the process of that investigation they will look hard on their own properties in relation to the National Seashore. He said that they can only look at it from a Regional point of view, and when they can help they will do it.

Mr. Lee commented that as the Master Plan progresses the Service will want to pursue with the staff of the Department of Natural Resources the possible utilization of the Army Engineer and

Otis Air Force Base properties. He added that Secretary Udall has taken a very special interest in plans along these lines where the principle of administration of Federal lands is considered.

Mr. Child stated that a copy of Outdoor Recreation for America, a report by the Outdoor Resources Review Commission, had been promised to members of the Commission. Mr. Lee stated that if there is a second printing of the Report there will be some available for the members of the Commission and he said he would pursue this.

Item 7. Agenda Items and Date for Next Meeting

The Chairman announced that the principal agenda item for the next meeting will be zoning standards. Mr. Lee advised that Mr. Buschman would attend that meeting. He explained that the 90-day period is a period during which the Towns have the right and opportunity to make comment on the standards, but this does not mean that the Secretary has to prepare the revised standards immediately thereafter and send them to the Federal Register if more time will be available. The Secretary is anxious to make time, but he is also aware of the problems of presenting by-laws to Town meetings. Upon inquiry by Mr. Chase, Mr. Lee explained that the proposed zoning regulations had already been placed in the Federal Register simply as a matter of record, and that the regulations will appear in the Federal Register again when they are prepared in their final form.

Mr. McNeece asked who would arrange Mr. Buschman's schedule of meetings during the period April 24 and 28, inclusive. Mr. Lee said that Mr. Gibbs would be happy to do this. The Chairman asked whether it might not be a good idea to assign definite days at this time. Mr. Lee suggested that one day should be allowed for meeting in the U. S. Attorney's office Boston. The Chairman agreed that this meeting preferably should follow the meetings with the Towns. Mr. McNeece emphasized the fact that 6 meetings would have to be scheduled in 4 days. After further discussion, the following tentative schedule of meetings was set up:

April 24:	Provincetown	7:00 p.m.
April 25:	Chatham	2:00 p.m.
	Eastham	7:00 p.m.
April 26:	Orleans	2:30 p.m.
	Wellfleet	7:00 p.m.
April 27:	Truro	7:00 p.m.

The Chairman instructed the members to get in touch with Mr. Gibbs for finalizing plans.

The Chairman commented that meetings were automatically scheduled to meet on the first Friday of each month, but since the present meeting was postponed one week he asked whether May 11 would be agreeable to the group for the next meeting. Agreement was unanimous.

Mr. Gibbs suggested a whole-day meeting. The Chairman asked the members if this would be possible and desirable. After some discussion it was decided to meet at Camp Wellfleet at 11:00 a.m. on May 11 for a field trip in that area, followed by lunch, and then assemble at Headquarters at 2:00 p.m. for the business meeting.

Mr. Gibbs mentioned that the Commission would be in travel status and would be reimbursed. Mr. Lee supported this statement by saying that Travel Authorizations should and would be issued which would include mileage for automobile travel at 7¢ per mile. He said the per diem rate would depend on the number of hours in a day involved. He thought it should be a standard practice for every meeting.

The Chairman inquired as to whether it would be agreeable to invite the Press to go on the Field Trip portion of the meeting. Agreement was unanimous.

A motion for adjournment was made, seconded, and carried. Whereupon the meeting adjourned at 5:20 p.m.

(For Administrative Use Only)

M I N U T E S

Fourth Meeting

CAPE COD NATIONAL SEASHORE ADVISORY COMMISSION

At

Headquarters, Cape Cod National Seashore, Eastham, Massachusetts

Date

May 18, 1962

AGENDA

CAPE COD NATIONAL SEASHORE ADVISORY COMMISSION

Fourth Meeting

May 18, 1962

Item No.	Subject
1.	Adoption of agenda
2.	Approval of minutes of the previous meeting
3.	Communications received by the Commission
4.	Progress Report--Cape Cod National Seashore
5.	Tentative Zoning Standards
6.	Agenda items and date for next meeting
7.	New business

The fourth meeting of the Cape Cod National Seashore Advisory Commission was held May 18, 1962 in the Headquarters of the Cape Cod National Seashore, Eastham, Massachusetts, and the following were in attendance:

MEMBERS	Representing
Charles H. W. Foster, Chairman	Commonwealth of Massachusetts
Joshua A. Nickerson, Vice Chairman	Barnstable County
Robert A. McNeece, Secretary	Town of Chatham
Leo Diehl	U. S. Department of the Interior
Josiah H. Child	Commonwealth of Massachusetts
Mrs. Esther Wiles	Town of Wellfleet
John R. Dyer, Jr.	Town of Truro
Ralph A. Chase	Town of Eastham
Arthur Finlay	Town of Orleans
Nathan Malchman	Town of Provincetown

OTHERS

Commonwealth of Massachusetts:

Henry McCarthy, Department of Natural Resources
Donald Casali, Department of Natural Resources
Louis Smith, Department of Commerce

U. S. Department of the Interior:

Mark Abelson, Chairman, Interior Northeast Field Committee, Boston

National Park Service, U. S. Department of the Interior:

Elmer V. Buschman, Legal Assistant, Washington Office
Robert F. Gibbs, Superintendent, Cape Cod National Seashore
George H. Thompson, Land Acquisition Officer, Cape Cod Nat'l Seashore
Leslie W. Piel, Asst. Land Acquisition Officer, CCNS
Grace Gillette, Secretary, Cape Cod National Seashore

Chairman Foster called the meeting to order at 2:10 p.m.

Item 1. Adoption of Agenda

Mr. Dyer made a motion, seconded by Mr. Chase, that the agenda for this meeting be adopted. Motion carried.

Item 2. Approval of Minutes of the Previous Meeting

Mr. Dyer moved, seconded by Mr. Child, that the minutes of the third meeting be approved with the following amendments:

1. Page 6. The second sentence in the third full paragraph should read as follows:

> She wondered why the Park Service hadn't taken more of the marshlands instead of so much of the uplands since the primary purpose of establishing the National Seashore was for conservation.

2. Page 10. The second sentence in the first full paragraph should read as follows:

> If the ponds are taken there will be very little shore and it couldn't be done without spoiling the cottages, most of which are on Gull, Great, and Long Ponds.

The motion was approved unanimously.

Item 3. Communications received by the Commission

The Chairman had received two communications in response to letters he had written as authorized by the Commission.

One was from the Secretary of the Interior in connection with a motion made at the second meeting of the Advisory Commission that the Commission request the Secretary of the Interior to advise the Commission as to the procedure by which he would determine the concurrence of a Town in respect to acquiring any Town-owned land within

the Seashore. The Secretary inquired as to what procedure would be workable. The Chairman suggested that this subject be given special attention at some future meeting.

The second letter was from Assistant Director Jackson E. Price, National Park Service, regarding the contamination problem at Camp Wellfleet.

Another letter was an application offering services in land appraisal and acquisition. This communication was turned over to Mr. Gibbs to acknowledge receipt since this was not a function of the Commission.

Also received was a letter pertaining to the proposed transfer of State-owned properties to the Federal Government. Mr. Harold Katz , an attorney, is working on it as Governor Volpe's representative. Mr. Milton Gray is present Chairman of the Subcommittee working with Barnstable County on this proposal. They are all working on direct transfer legislation, and it will be discussed with the appropriate people.

Mr. Dyer said he had received a letter regarding the Seashore boundary being switched, and he left the file with Mr. Piel for reply.

The Chairman advised that a copy of the Outdoor Recreation for America Report, prepared by the Outdoor Recreation Resources Review Commission, was on its way to each member of the Commission.

Item 4. Progress Report - Cape Cod National Seashore

Mr. Gibbs apologized for the misinformation given to Commission members at the third meeting regarding reimbursement for travel expenses.

Mileage for automobile travel at 7¢ per mile will be allowed; however, per diem is not authorized for periods less than 10 hours in one day. He suggested that members keep a record of their mileage in connection with attending Advisory Commission meetings and that travel vouchers would be prepared and processed for payment by this office. He announced that three employees had been added to his staff since the last meeting: Chief Ranger George Von der Lippe, Administrative Assistant Charles R. Rinaldi, and Clerk-Stenographer Lyndell Baldwin.

Mr. Gibbs suggested that field trips in conjunction with future meetings should be continued so that the members and others could become familiar with the general area. The field trip this morning to the Camp Wellfleet area, which the Press had been invited to participate in, was considered successful. He reported that he had attended meetings which were held in all the towns to discuss zoning standards as proposed at the last meeting. He mentioned that in connection with the communication which the Chairman had read to the Commission he had not had an opportunity to discuss policy in regard to Town-owned lands with appropriate Park Service officials, but he intended to do that in the very near future, before the next meeting if possible.

The Chairman stressed the Commission's desire to know what policy the Federal Government will follow in this respect. Mr. Nickerson stated that the Park Service had condemned land at Wellfleet and that it was not good public policy even if the National Park Service was agreeable to conveying it back to the Town. He thought

the Park Service should protect its own interests in public relations, as well as the Towns, by indicating their desire to acquire certain Town-owned lands.

Mr. Chase inquired as to whether the Federal Government could take Town-owned land by eminent domain. Mr. Thompson stated that before a Declaration of Taking is filed, it is the intent of the Service to consult with the Towns about their interest. The Chairman again stressed the importance of developing a policy in this regard and that this subject could be discussed further at a later date.

Mr. Thompson gave the following progress report on the land acquisition program. Two survey contracts are in progress. The one covering the perimeter boundary survey is approximately 48% complete. The interior tract survey work by Eastern Survey and Engineering Company is under way in a portion of the Town of Truro which was initiated about 1½ months ago and is now approximately 25% complete. Pending completion of negotiations with seven individuals cleared for appraisal work and the issuance of formal contracts, appraisal work has already been assigned to 3 appraisers. Twenty-six tracts are now being appraised in Truro, Wellfleet, and Eastham. It is expected that some of the appraisal reports will be in shortly and negotiations with individuals to acquire their properties will be undertaken immediately. Mr. Thompson stated further that a number of people have come into the office since the last meeting indicating their interest in selling to the Government their entire holdings and some have indicated interest in selling that portion in excess of the

minimum acreage they will be permitted to retain under the terms of the Act. It is encouraging to see the number of people interested in selling their property to the Federal Government.

Mr. Gibbs expressed hope that by next meeting there will be an Information Station or an Interpretive Station installed west of Orleans Circle on the Mid-Cape Highway where a negative form of information would be given out. The public would be told that the Seashore is only in the planning stage at this time. He further stated that he had met with three officials of the Highway Department who have asked him to give them a diagram of the layout the Park Service wants and a sketch of the building. He hoped this could be approved within the next few days. Rather than construct a new building the Park Service is planning to buy a typical Cape Cod cottage for an Information Center and man it with uniformed seasonal rangers during the summer months. Also the building would be large enough to have some exhibits telling of the story of natural history and human history. Since the proposal had to be cancelled for the Wellfleet area, the Park Service would want to do the same thing on the same scale and use parts of the exhibits at the Orleans facility. He reminded the group that the Information Station had been discussed at a previous meeting. It would be a temporary structure - but it could be something more permanent later. He added that posters have been distributed to all the Information Centers and the Chamber of Commerce. They say "No Park".

Mr. Child and Mr. Dyer called attention to the fact that Bob Collinson on Price Valley Road, Truro, under the guise of constructing a road is apparently conducting a soil removal operation. Mr. Thompson said he would check into it.

Mr. McNeece mentioned that police protection is up to the Towns at this stage of the game. Mr. Gibbs stated that the Park Service cannot provide police work on private land. The only solution to this problem would be to deputize the Rangers. He indicated that the Towns would have to approve such a procedure. The matter will be discussed with the Chiefs of Police from each town before the next meeting.

Mr. Dyer brought up the question of mosquito control in the Park area. The Chairman said this would remain the responsibility of the Districts and Towns. Mr. Gibbs added that the Park Service would also assume its responsibility in participating in that program. Mr. Nickerson mentioned the controversy between the Fish and Wildlife Service and mosquito control agency because of conflict of interests at Monomoy National Wildlife Refuge. He thought it would be helpful if the Park Service and the Mosquito Control Commission arrived at a working relationship. Mr. Gibbs stated that the Park Service recognized that a mosquito control program had been operating on the Cape since 1929, and that this matter had been discussed with the Director.

Item 5. Tentative Zoning Standards

Mr. Buschman, Legal Assistant from the Washington Office, distributed to Commission members a copy of the revised Suggested Draft of Zoning Bylaw which he had prepared in Washington subsequent to meetings he attended in the Towns of Wellfleet, Truro, Eastham, Provincetown, Orleans, and Chatham between April 24 and 27 at which meetings the second draft of Zoning Standards (Regulations Specifying Standards for Approval by Secretary of the Interior of Zoning Bylaws) and the Suggested Draft of Zoning Bylaw were reviewed and discussed. These meetings had also been attended by Mr. Louis Smith, Massachusetts Department of Commerce; Mr. David Hartley of Blair Associates; and Messrs.Robert Gibbs and George Thompson of the Cape Cod National Seashore office.

Mr. Buschman explained that this revised draft was merely a standard for each Town to adapt to its particular situation and that each Town zoning bylaw should contain at least the minimum requirements included in this draft. He advised that if any Town presently has more stringent requirements, it should by all means retain the more stringent laws. Mr. Smith said he had given a lot of thought as to how the standards could be included in local bylaws. They will have to be inserted mechanically in different slots in the various Town bylaws since each Town has its own unique setup. He offered assistance in amending the present bylaws. The Chairman asked Mr. Buschman if he felt that it is necessary to have a preamble. Mr. Buschman said

he thought it was; however, if the Towns felt a preamble is not necessary, it could be eliminated.

A lengthy discussion period ensued involving controversial interpretations of some of the terminology contained therein. In order to clarify the intent of the Secretary, the Commission members suggested and approved the following changes, deletions, and additions to the Minimum Requirements for Suggested Draft of Zoning Bylaw:

1. Last two lines on page 1:

   Delete the phrase "except those which may be permitted by the Secretary".

2. Page 2:

   Change Item Nos. 4, 5 and 6 to Item Nos. 5, 6 and 7, respectively.

3. Page 2:

   Add Item 4 as follows:

   Traditional commercial fishing activities.

4. Page 3:

   Change Item Nos. 7 and 8 to Item Nos. 8 and 9, respectively.

5. Page 3, Item 8:

   Add "and other public utilities".

6. Page 3:

Add Item No. 10 as follows:

Nothing in this Act shall prevent the alteration, addition to a dwelling, or the erection of a garage, barn, or boathouse as an accessory structure.

7. Page 3, middle of page: (Following sentence "Except as provided above, there shall be in the Seashore District:"

Change Item No. 1 to read as follows:

No unregulated burning of cover.

8. Page 3, middle of page:

Change Item No. 2 to read as follows:

Regulations covering the filling of land, dumping, cutting of timber (except reasonable control of brush or trees), removal of topsoil, sand, gravel, or stone walls.

9. Page 3:

Change last two words in Item No. 5 to read "pest control" instead of "mosquito control".

10. Page 4, top of page:

Add the following at the beginning of first sentence:

To meet the requirement of the Act itself,

There was a discussion as to whether or not to retain the footnote appearing on the bottom of page 3, and the final consensus was to leave it in.

Mr. Nickerson had inquired as to whether there was any way in which a property owner could force the Secretary to buy land in a limited period of time in the cases where condemnation was inevitable. Mr. Gibbs said these would fall in the category of hardship cases and if so would be given priority.

The Chairman asked Mr. Smith if these changes in the zoning bylaws are made, will the Attorney General consider this a valid bylaw. Mr. Smith stated that the law of separability would apply and that one invalidity would not affect any other portion of the bylaw.

The Chairman asked whether the Commission should take any action on the suggested bylaws, or is this outside its jurisdiction. Mr. McNeece said it comes under the province of this Commission. He added that it is a question as to whether or not, after this discussion and a few suggestions that have been made, the Commission should see the final draft before the Commission could approve it. Mr. Dyer suggested that the final draft be circulated among the members for review before action is taken. The Chairman asked whether a deadline should be established. Mr. Buschman said that a draft of the new Standards will be published in June sometime, and this will be the foundation for the final product. He added that the final Standard is the one the Secretary of the Interior will issue and it will be in more general terms. He asked the Commission whether they would like to have a look at the Standard before it is issued. Mr. Nickerson felt that the proposed bylaws have taken care of most of the objections to the original Standards. Mr. Buschman promised that a redraft of

the new Standards will be prepared for distribution at the June 8 meeting of the Commission. Mr. Nickerson stressed revising it in conformity with the new proposed bylaws.

Mrs. Wiles brought up the subject of easements and after some discussion it was felt that this action would solve the problem for many people who were faced with being forced to sell the property on which they are dependent for their livelihood. In summary, since action of this type would have to be approved by the Commission, it was brought out that when specific cases are brought up, the Commission at that time should recommend to the Secretary as to whether or not an easement should be granted.

Item 7. New Business

Mr. Nickerson suggested that the Commission write an appropriate letter to the Secretary of the Interior and ask if it would be agreeable to him in compliance with Section 8(g) of the Act (quoted below) to advise the Commission as to what he considers a "reasonable time" whenever he specifically seeks its advice.

> SEC.8 (g) No permit for the commercial or industrial use of property located within the seashore shall be issued by the Secretary, nor shall any public use area for recreational activity be established by the Secretary within the seashore, without the advice of the Commission, if such advice is submitted within a reasonable time after it is sought.

The Commission members were in favor of the Chairman writing to the Secretary and request a definition of the term "reasonable time" as used in Section 8(g) of the Act with the suggestion that the

Secretary might consider designating a reasonable time at the time a request is made for advice and that he might discuss with National Park Service personnel as to what is considered reasonable time.

Mr. Nickerson called attention to Section 4(d) of the Act and sought the definition of the term "one-family dwelling" mentioned therein. Following a lengthy discussion of this subject, a wide difference of opinion became apparent among Park Service personnel and various members of the Commission as to the interpretation of this term. The need for a description of what specific qualifications constitute a "one-family dwelling" was emphatically indicated. It was agreeable to the members of the Commission that the Chairman discuss this with Park Service officials in an attempt to work out a good definition.

Item 6. Agenda Items and Date for Next Meeting

The Chairman announced that the principal agenda item for the next meeting would again be zoning standards.

The next meeting will be held at the Cape Cod National Seashore Headquarters at 2:00 p.m., on June 8, 1962.

A field trip is to be arranged by Mr. Child in Pilgrim Springs State Park area. Mr. Moffett, who is familiar with the area, would show the group where the Indian relics are. Lunch could be arranged in a restaurant in that area. The group is to meet at 11:00 a.m. Mr. Child agreed to notify the members of final arrangements.

Mr. Child suggested that at the earliest possible date, a meeting should be devoted to a discussion of the type of use to which various parts of the Seashore area will be put. As soon as the Park Service is ready, the Commission should initiate discussions as to the type of activities and facilities that should be planned. The Chairman suggested that "A proposed planning study of Cape Cod National Seashore" be included on the agenda at some future meeting. Mr. Nickerson suggested that Blair Associates be invited to that particular meeting.

A motion for adjournment was made by Mr. Chase, seconded by Mr. Dyer, and carried. Whereupon the meeting adjourned at 5:40 p.m.

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
Cape Cod National Seashore
Box 442
Eastham, Massachusetts

June 27, 1962

Memorandum

To: Members, Cape Cod National Seashore Advisory Commission

From: Superintendent, Cape Cod National Seashore

Subject: Minutes of Fifth Meeting

Enclosed are two copies of the minutes of the Fifth Meeting of the Cape Cod National Seashore Advisory Commission which was held at this Headquarters on June 8, 1962.

Robert F. Gibbs
Superintendent

Enclosure (in dup.)

Copy w/minutes to:
Director, National Park Service, Washington, D. C. (4)
Regional Director, National Park Service, Region Five (3)

(For Administrative Use Only)

M I N U T E S

Fourth Meeting

CAPE COD NATIONAL SEASHORE ADVISORY COMMISSION

At

Headquarters, Cape Cod National Seashore, Eastham, Massachusetts

Date

June 8, 1962

AGENDA

CAPE COD NATIONAL SEASHORE ADVISORY COMMISSION

Fifth Meeting

June 8, 1962

Item No.	Subject
1.	Adoption of agenda
2.	Approval of minutes of the previous meeting
3.	Communications received by the Commission
4.	Progress Report--Cape Cod National Seashore
5.	Tentative Zoning Standards
6.	Agenda items and date for next meeting
7.	New business

The fifth meeting of the Cape Cod National Seashore Advisory Commission was held June 8, 1962 at the Headquarters of the Cape Cod National Seashore, Eastham, Massachusetts, and the following were in attendance:

MEMBERS	REPRESENTING
Charles H. W. Foster, Chairman	Commonwealth of Massachusetts
Joshua A. Nickerson, Vice-Chairman	Barnstable County
Robert A. McNeece, Secretary	Town of Chatham
Leo Diehl	U.S. Department of the Interior
Mrs. Esther Wiles	Town of Wellfleet
John R. Dyer, Jr.	Town of Truro
Arthur Finlay	Town of Orleans
Nathan Malchman	Town of Provincetown

OTHERS

Commonwealth of Massachusetts

Henry McCarthy, Department of Natural Resources
Donald Casali, Department of Natural Resources
Louis Smith, Department of Commerce

National Park Service, U.S. Department of the Interior

Elmer V. Buschman, Legal Assistant, Washington Office
Robert F. Gibbs, Superintendent, Cape Cod National Seashore
George H. Thompson, Land Acquisition Officer, Cape Cod Nat'l. Seashore
Leslie W. Piel, Asst. Land Acquisition Officer, Cape Cod Natl. Seashore
Lyndell Baldwin, Secretary, Cape Cod National Seashore

ABSENT MEMBERS

Josiah H. Child, Commonwealth of Massachusetts
Ralph A. Chase, Town of Eastham

Chairman Foster called the meeting to order at 2:35 p.m.

The Chairman requested Supt. Gibbs to convey to absent member Ralph Chase, a surgical patient at the Cape Cod Hospital, the Commission's best wishes for a speedy recovery.

The Chairman and Vice-Chairman apologized to the Commission for their inability to join in the field trip to Pilgrim Spring State Park prior to the meeting. The field trip gave the Commission and members of the Staff an opportunity to inspect the Pilgrim Spring State Park area and to hear a description of the Indian history by Ross E. Moffett who is making an archaeological study for the National Park Service.

Item 1. Adoption of Agenda

It was moved by Mr. Dyer, seconded by Mr. McNeece, and VOTED the agenda for this meeting be adopted.

Item 2. Approval of Minutes of the Previous Meeting

It was moved by Mr. Finlay, seconded by Mr. Diehl, and VOTED the minutes of the fourth meeting be approved with the following amendments:

1. Page 3 reference the third full paragraph: no letter was received by Chairman. He was advised Governor's legal counsel was drafting legislation for transfer of the property by direct transfer rather than enabling legislation for transfer at a later date.

2. Page 4 in the first full paragraph, the question was left for another meeting, but it was a concrete suggestion that the method of transfer should be prior assent and vote of town meeting, preferably an Annual town meeting; and a definition of "concurrence" should be given with respect to town-owned lands within the Seashore.

3. Page 7 in line two, change "Price" to "Prince".

4. Page 11, change the first sentence in the first paragraph to read: "Mr. Nickerson had inquired as to whether there was any way in which a property owner could force the Secretary to either buy land in a limited period of time or else institute condemnation proceedings."

Item 3. Communications Received by the Commission

The Chairman reported receipt of a communication from Supt. Gibbs reference decontamination operation at Camp Wellfleet, the substance of which indicated things were moving ahead at the date of the letter.

The Secretary reported receipt of a communication from Supt. Gibbs enclosing copy of a letter written The Sinclair Oil Corporation at the request of the Commission.

Item 4. Progress Report--Cape Cod National Seashore

At the suggestion of Supt. Gibbs the report on land acquisition was presented first. Mr. Thompson reported that the first option which was forwarded to the Regional and Washington office has been accepted and authority given to obtain title evidence. He stated he hopes more will come through very shortly. Six appraisers are at work on thirty-one separate tracts, and appraisal reports are expected from some of them before the end of the month. He feels the land acquisition program is beginning to move. The survey work on perimeter boundary survey, which was 48% finished at last meeting is now a little over 50% complete; the interior tract survey work, in that portion of the town of Truro east of U.S. Route 6 from Provincetown to the Truro-Wellfleet line which at last

meeting was reported as being 25% finished is now 28% complete.
A contract with Massachusetts Title Insurance Corporation for furnishing title evidence in the Camp Wellfleet area has been approved. Bids were opened last week in the Regional Office for obtaining title evidence for the balance of Seashore area. We have not heard the outcome; but expect to hear shortly.
At the last meeting you asked us to check on a matter of soil removal near the Collinson property on Prince Valley Road in Truro. We understand the owner received permission from the Selectmen to construct a road within his holdings and under the guise of road building a soil removal operation developed. It was learned the selectmen had investigated the matter and reported that the operation has since stopped. We shall continue to keep an eye on it and feel that the Selectmen will also continue to cooperate.
Mr. Dyer assured the Commission the Selectmen would do everything in their power to cooperate.
In a brief discussion regarding following the contour lines in the perimeter survey it was brought out by Messrs. Thompson and Piel that the first requirement is to accomplish the survey following the description in the Act. Later on adjustments determined to be needed can be made and these adjustments will then be submitted to the Secretary for appropriate action.
Mr. Thompson noted an increase in the number of people coming to the office or writing in indicating a desire to sell their

property. This is apparently the result of the monthly NEWSLETTER appearing in "The Cape Codder". Mr. Thompson also stated that the property owners in the Town of Truro south of Pilgrim Spring State Park are being informed that their properties are being scheduled for early appraisal.

A discussion as to whether a certain property at North Beach, Chatham, represented by a real estate broker to a prospective customer as a commercial property is construed by National Park Service to be in this category developed. It was brought out that a commercial use in this instance would be contrary to Town of Chatham bylaws, and suggested the National Park Service should check with towns on cases of this type to determine Town classification.

Mr. Gibbs expressed Mr. Lee's regrets at being unable to attend the meeting today. He hopes to be present for the July meeting.

Mr. Gibbs reported approximately 50 officers and enlisted men at Camp Wellfleet to begin decontamination project on Monday; and he feels that support of this Commission has definitely expedited the project. He is still waiting on the DPW for approval of a permit for location of information station on U.S. Route 6 near Orleans. The District Engineer's office advises this permit has been held up, but the District Engineer advised he will get to work and try to get it cleared within the next week.

Chairman Foster said that in his normal capacity he would be glad to follow through and see what the problem is.
A fairly extensive publicity campaign on the status of the Seashore is being carried out with emphasis on the fact that no facilities for visitors will be available this year, and a special effort is being made to clear up many questions people have on their minds about the Seashore. It is gratifying to find we are having excellent results; many people have advised us they are pleased with the information coming out of this Headquarters.

Mr. Nickerson reported that when he informed Governor Volpe's legal advisors at a meeting in the State house last Tuesday afternoon the National Park Service is distributing 150,000 copies of a brochure and putting up a building for the prime purpose of informing the public there will be no Park this summer, he was advised this is contrary to their understanding inasmuch as they have prepared legislation for the transfer of the Province Lands and Pilgrim Spring State Park to the National Park Service as an emergency law because the Park would be here this summer - or words to that effect. He suggested the Governor should be advised by the Service of the actual status of the Park, and immediately, as the legislation will be filed Monday afternoon. Mr. Gibbs stated he had been advised the Province Lands and Pilgrim Spring State Park lands should be acquired so the Secretary can call it sufficient

land to be an administrable area and the legislation is designed to effect this purpose. Mr. Buschman stated this Act is very pertinent to that decision; whether or not we get these lands will determine if this is enough land, and the opinion was that the Secretary wanted to establish the Seashore this summer. We think the Secretary will immediately establish the Seashore if legislation is passed. Mr. Gibbs stated he would not care to go on record that we are not ready for establishment of the Park. A substantial appropriation will be available July 1 to start developments and improvements.

Item 5. Tentative Zoning Standards

Mr. Buschman, Legal Assistant from the Washington Office distributed to Commission members a copy of the Suggested Minimum Zoning Requirements for Seashore District and thanked the Commission for letting him come again and burden the members with these matters. He pointed out that after getting back to his office Mr. Smith prepared material reflecting the things we talked about at last meeting and somesuggestions that came out of that meeting in form of an article suitable for a Town Warrant and forwarded it to him. All items mentioned in the minutes are reflected. He did not come to discuss these, but would be willing to answer questions. He suggested Commission members take about 6 copies of the material and discuss it with Planning Boards and whomever is concerned, and see how it fits the individual situation, and then give him any written comments.

Any question on how a particular point could be adapted to an individual situation would be answered today. He stressed that he and Mr. Smith stand ready to help or advise. He noted Paragraph 7 on page 2 is the item referring to Truro and the asterisk after item 10 on page 2 covers the point talked about at the last meeting. For the towns desiring to include a provision for construction of residential dwellings, item 11 is shown on page 3.

Copies of a final draft of the Cape Cod National Seashore Standards, Regulations Specifying Standards For Approval by the Secretary of the Interior of Zoning Bylaws in the form we would like to submit to the Secretary and ask him to publish in the Federal Register were distributed. Mr. Buschman suggested it would be better if these were not widely circulated to people in general and become known before the Secretary issues them. He noted these could be published any time after June 13 and that any written communications including suggestions for changes could be considered before that date. It was suggested by a member of the Commission that changes would not be welcome. Mr. Buschman clarified this by stating that although they have clearance of Solicitor's Office of this draft, and any major changes might delay it, he would welcome any suggestions, and any change in the preamble could be made he was certain.

In taking up the Standards, the following suggestions were made:

1. In Preamble, Page 2 the first sentence should read: "Discussions of the proposed regulations were also held with the Departments of Commerce and the Attorney General of the Commonwealth of Massachusetts, and the Cape Cod National Seashore Advisory Commission.

2. Page 4, the last sentence should read: "purposes of the said Act. The Secretary"

3. Page 5, 27.2 change the word "zones" to "districts" so that the section shall read: "No commercial or industrial districts may be established within the Cape Cod National Seashore".

4. Page 5, 27.3 (c) Change the word "appurtenant" to "accessory" here and throughout the regulation.

5. Page 6, 27.3 (d) change first line to read: "Zoning and other bylaws". (Mr. Buschman noted a long discussion had been held with reference to the use of the word "or" in the third line, explaining it was considered to make the section more flexible.)

6. Page 6, 27.3 (e) change "may" to "shall" in first line, and if possible say what is meant by "improved property" as defined in the Act.

Mr. Buschman stated that building a new house is not contemplated under this section, and stated that if a town in adopting a bylaw implementing this Standard shall make provision for new dwelling construction with these restrictive recommendations, the Solicitor's Office in reviewing the bylaw would consider it in keeping with the Standard rather than writing in and suggesting to the town they could write into their bylaws a new dwelling construction provision. The Solicitor's Office will take this view of the bylaw submittedsince the town has adopted this and has had clearance from the State Planning Board that such a bylaw will not be inconsistent with the Standard. They will not take exception. They feel it would be

going too far to say you shall not build; they may not want to run the risk of telling you you shall not permit new dwelling construction in the Seashore district. We don't know whether or not such a thing would be upheld. I suppose some of the towns will want to consider such a provision. Otherwise it may be challenged by some property owner saying he is being deprived of his rights.

A long discussion followed as to whether or not rental cottages were considered accessory structures such as are traditional to Cape Cod. Mr. Buschman reported he had discussed this question with people instrumental in writing the definitions, and those who had attended the hearings; they said they were thinking of people living at Cape Cod for many years who were not provided means of income from cottages; and wished to continue to live here. To a man it was the consensus rental cottages were not to be considered accessory structures and should not be authorized in Standards, but condoned by permit issued one time and automatically renewable unless terminated.

The position of the members of the Commission was that the rental of cottages has been traditional on Cape Cod for over 100 years; that the rental of dwelling units in Massachusetts is usually not considered to be a commercial venture; and that the Act specifically exempts one family dwellings built before 1959 and used for one family occupancy; therefore the operation of so-called cottage colonies of one family dwellings as

described above could not be considered as a commercial venture and no permit should be required.

Mr. Buschman was inclined to feel that where the line was drawn on commercial property is right and asked the Commission to express their thinking in a motion.

It was moved by Mr. Finlay, seconded by Mr. Malchman and VOTED: "It is the opinion of the Commission that the Secretary should take
appropriate action to permit the continuation of traditional cottage rentals associated with improved property in one ownership in existence prior to September 1, 1959 without permit."

Chairman Foster interpreted this to mean this would not be part of the Standard, but that the Commission wants it from the Secretary in the form of a statement of administrative policy for future use and would expect an acknowledgement from him prior to the next meeting.

After discussing the balance of the section Mr. Gibbs noted that some day he would like to place on the agenda a discussion before this Commission of other activities such as motels, service stations, etc. As administrator of this area he feels the Commission should assume their responsibility and share his problems in a way in which he could refer to "advice of the Advisory Commission".

Item 6. Agenda items and date of next meeting.

The Draft Policy Statement of Congress on Town Lands, the result of Mr. Gibbs' conference with Mr. Lee was distributed and members asked to study it. The Chairman announced this will be an agenda item for the next meeting, together with the preliminary Master Plan which Mr. Gibbs announced would be ready and will take one or more meeting.

The next meeting will be July 6, 1962 at 2 p.m. at Cape Cod National Seashore Headquarters. A field trip will be arranged prior to the meeting, and members will be notified of final arrangements.

The meeting adjourned at 5:55 p.m.

(For Administrative Use Only)

M I N U T E S

Sixth Meeting

CAPE COD NATIONAL SEASHORE ADVISORY COMMISSION

At

Headquarters, Cape Cod National Seashore, Eastham, Massachusetts

July 6, 1962

AGENDA

CAPE COD NATIONAL SEASHORE ADVISORY COMMISSION

Sixth Meeting

July 6, 1962

Item No.	Subject
1.	Adoption of agenda
2.	Approval of minutes of the previous meeting
3.	Communications received by the Commission
4.	Progress Report--Cape Cod National Seashore
5.	Policy on Acquisition of Town Owned Lands
6.	Preliminary Master Plan
7.	Agenda items and date for next meeting
8.	New business

The sixth meeting of the Cape Cod National Seashore Advisory Commission was held July 6, 1962 at the Headquarters of the Cape Cod National Seashore, Eastham, Massachusetts, following a field trip made by beach buggy along the Orleans and Chatham portion of Nauset Beach to the entrance to Chatham Harbor. A box lunch was enjoyed at the beach camp of Mr. Joshua A. Nickerson, and the following were in attendance:

MEMBERS	REPRESENTING
Charles H. W. Foster, Chairman	Commonwealth of Massachusetts
Joshua A. Nickerson, Vice-Chairman	Barnstable County
Robert A. McNeece, Secretary	Town of Chatham
Leo Diehl	U.S. Department of the Interior
Ralph A. Chase	Town of Eastham
John R. Dyer, Jr.	Town of Truro
Arthur Finlay	Town of Orleans
Mrs. Esther Wiles	Town of Wellfleet

OTHERS

Commonwealth of Massachusetts

Henry McCarthy, Department of Natural Resources
Donald Casali, Department of Natural Resources
Louis Smith, Department of Commerce

National Park Service, U.S. Department of the Interior

Allen T. Edmunds, Regional Chief, Recreation Resource Planning Northeast Regional Office
Hodge J. Hanson, Head, Master Plans Section, Eastern Office of Design and Construction
Ben Howland, Supervising Architect, Eastern Office of Design and Construction
Mark Abelson, Chairman Northeast Field Committee
Robert F. Gibbs, Superintendent, Cape Cod National Seashore
George H. Thompson, Land Acquisition Officer, Cape Cod Nat'l. Seashore
Lyndell Baldwin, Secretary, Cape Cod National Seashore

ABSENT MEMBERS

Josiah H. Child, Commonwealth of Massachusetts
Nathan Malchman, Town of Provincetown

Chairman Foster called the meeting to order at 2:45 p.m.

Item 1. Adoption of Agenda

It was moved by Mr. Dyer, seconded by Mr. Chase, and VOTED the agenda for this meeting be adopted.

Item 2. Approval of Minutes of the Previous Meeting

It was moved by a member of the Commission, seconded by a member of the Commission and VOTED to approve the minutes of the previous meeting; but to append and make a part of the minutes correspondence between Chairman Foster and the Secretary of the Interior with reference to a statement of administrative policy regarding continuation of traditional cottage rentals associated with improved property in one ownership in existence prior to September 1, 1959 without permit; and any conflict arising between the correspondence and the minutes will be resolved in favor of the correspondence.

Item 3. Communications received by the Commission

The Chairman reported in addition to correspondence referenced in paragraph above, a letter from Mr. Child regretting his inability to attend today's meeting due to a conflicting engagement.

Item 4. Progress Report--Cape Cod National Seashore

Superintendent Gibbs reported the project to convert the former boat storage shed, attached to this building, to office space for the Administrative staff is practically complete, and invited Commission members to see the offices today. Also that the whole building is s heduled for painting and landscaping, and signs will be erected, all in the very near future.

Mr. Gibbs thanked Commissioner Foster for his assistance in expediting the permit from the Department of Public Works, Commonwealth of Massachusetts, to erect a temporary building on U.S. Route 6 approximately 500 yards west of the Orleans-Eastham rotary traffic circle. The building will be erected next week, and the following week should be in operation as an information station, manned with uniformed Seasonal Rangers.

Mr. Gibbs reported the decontamination project at Camp Wellfleet is progressing and is about one-half complete. It is hoped this will be completed by the next Commission meeting.

Cape Cod National Seashore personnel have been cooperating with a team from the Natural Resources Commission of the Commonwealth of Massachusetts doing a study of forestry, recreation, Marine, sport and shellfishing; also with the U.S.

Forest Service and the University of Massachusetts in a study of the pine looper infestation prevalent in Truro and Wellfleet.

He reported the Seashore has had favorable publicity in newspapers and on television. WJAR-TV, Providence, Rhode Island broadcast a one-half hour program on the Seashore in which he, Mr. Thompson and Mr. Von der Lippe participated. The program is scheduled for rebroadcast over WJAR-TV at 9 a.m. on August 1.

In response to questions by Mr. McNeece, Mr. Gibbs stated he was not conscious of many people coming into the area looking for the National Seashore, feeling that the program to advise the public the Seashore is in the early development stage at this time is paying off. More specific information on this subject will be available at the next Commission meeting when the information station will have been in operation long enough to collect statistics.

Mr. Gibbs and Mr. Thompson have continued to meet with organized groups in various towns on Cape Cod during the past month, and have given talks in connection with the Cape Cod National Seashore developments. Primarily these meetings are to answer questions the people have on their minds, and we are glad to try to do our best to meet the situation and enlighten the local people as much as we possibly can.

The Commission having suggested at a previous meeting that we meet with Blair Associates before getting into Master Plan study here, Mr. Gibbs joined Messrs. Hanson and Howland in Providence yesterday for such a conference to discuss the Master Plan and development, and to coordinate our work. Blair Associates have visited our office here several times, and we are working very closely with this group.

Mr. Gibbs was asked whether or not he knew how far along Blair Associates are with their work; also whether or not entrances and exits were discussed. He answered that he understood they have done lots of research, and are on schedule with their work. The discussion covered the present status of the Park Service planning, the same as will be presented to the Commission today.

Land Acquisition Officer Thompson reported the perimeter boundary survey under contract with Schofield Brothers, Orleans, Mass., is continuing, and is considered 80% complete.

Index mapping covering a portion of the Truro area under contract with Eastern Survey and Engineering Company, Boston, Mass., is continuing and is considered 30% complete.

We hope to contract for index mapping of additional areas at an early date.

Certificates of Title covering 44 tracts in Camp Wellfleet have been ordered from Massachusetts Title Insurance

Title Insurance Company, and delivery is expected to commence the week of July 9. The Home Title Guaranty Company of New York has been awarded the contract for furnishing title evidence for all Seashore lands exclusive of Camp Wellfleet. Ordering of title evidence will be initiated at an early date to cover lands to be conveyed in accordance with the accepted option and other lands where a determination of ownership is required.

37 appraisals covering 32 tracts of land have been ordered from 7 contract appraisers. 12 tracts comprising 323 acres located in Truro, 8 tracts, approximately 60 acres, in Wellfleet and 12 tracts, 58 acres in Eastham.

A list, by towns, of interior tracts for acquisition priority is being prepared. Listed to date, on the basis of indications by land owners they desire to dispose of their properties, are 57 tracts in Truro, 59 in Wellfleet, 48 in Eastham.

Mr. Nickerson raised the question of how priority was established, and how hardship cases were being listed. Mr. Thompson explained the list was compiled in order of receipt of availability information; and most hardship cases were received early in the program. Asked whether or not hardship cases received in the future would take preference, Mr. Thompson advised they would be handled in the order of receipt.

He announced Mr. Ernest J. Goodale has been appointed Legal Assistant on the Land Acquisition staff. Mr. Goodale transferred from the U.S.Army Corps of Engineers and has had broad experience in matters pertaining to land acquisition.

Item 5. Policy on Acquisition of Town Owned Lands

The draft of the policy statement with reference to acquisition of Town owned lands presented by Mr. Gibbs at the last meeting for their study at the request of the Commission, was discussed at length. Mr. Gibbs was requested to obtain if possible a clear-cut interpretation of the phrase "con urrence of such owner" in Paragraph 2 of the statement; to determine whether it could mean "prior assent"; signifying active participation. It was suggested "upon conference with selectmen" be substituted for "upon reasonable notice" in paragraph 3; and suggested six months might possibly be required to accomplish all details involved in transfer.

Item 5. Preliminary Master Plan

At this point the meeting was turned over to Messrs. Hanson and Howland who distributed copies of the report: "Stage 1 The Master Plan", emphasizing this report was prepared for the use of the Commission only; not for publication, and undoubtedly many changes will ultimately be made.

They displayed and explained maps including index for Park Coordinate System; historical information on Pilgrim and

non-Pilgrim sites, historical architecture; a vicinity map showing major highways, an existing highway map; topographic base map showing historic dwellings; hydrographic base map, natural history base map and utilities map.

The Commission expressed great interest in knowing when tentative planning for utilization would be available. Messrs. Hanson and Howland explained that other important documents regarding additional information must be provided before plans in actual terms of development can be thought of. These are management drawings of how areas will be protected from fire, how visitors will be protected, how ranger patrols, life guards and maintenance areas will be set up and operated; how best to get visitors to various sites; together with an interpretive plan by historian, architect and natural history people to determine which of the various sites of historical and natural history interest should be brought to the public; which should be interpretive and which lend themselves to development.

During a general discussion of travel patterns and problems, Mr. Edmunds spoke of cooperation with Blair Associates as they have asked for tentative thinking of Park Service along these lines for use in their report.

Mr. Gibbs emphasized the Master Plan is coming rapidly, as these plans go. He knew it is not consistent to make rough drafts of Master Plans, but since the Commission may advise on

them, he suggested it might be practical to do something of that type if possible, although realizing the time and work involved since this is such a large area. He emphasized also that the Master Plan when presented will be subject to change. Facts will be presented for discussion by the Advisory Commission, and it is necessary to have historic and interpretive areas spotted early in the planning, in order to weave in and distribute other values.

Chairman Foster suggested it might be desirable for individual members of the Commission to put in the hands of Supt. Gibbs the names of people and organizations who could produce local and historical information. Mr. Howland agreed enthusiastically and stressed that as much information as possible would be welcomed before reaching the development stage.

Chairman Foster suggested bringing the subject up again at the September meeting in hopes the Commission can get some sort of progress report at that time, and if management drawings are in some form of draft they would be welcome.

Mr. Howland noted the coordination of many technical staff members is required to accomplish this, and as they bring their work into the picture many problems arise. He suggested it will be at least January and maybe later before complete studies can be brought in, and actual general development in firm site studies can be discussed; and probably will be next

summer before planners get to a point where they can say: "we have made an evaluation and this is what we think."

Item 7. Agenda Items and Date for Next Meeting

It was decided inasmuch as today's meeting covered reports from the National Park Service people, the next meeting could properly cover reports from other planning services, and decided that Blair Associates and the Natural Resources Commission team be invited to participate. At Supt. Gibb's suggestion, the Historic American Buildings Survey team, with headquarters in Truro, will also review their work for the Commission members.

Mr. Dyer suggested cutting off field trips until after the summer traffic dies down, but consensus was to see areas at maximum utilization.

The next meeting will be August 3, 1962 at 1 p.m. at Cape Cod National Seashore Headquarters. A field trip covering beach areas will be arranged prior to the meeting, commencing at 10 a.m. and members will be notified of further details.

Item 7. New Business

Following a discussion of a request from Blair Associates that minutes of the Advisory Commission be made available to them, it was moved by Mr. McNeece, seconded by Mr. Chase and VOTED to make copies of minutes of the Commission available to Blair Associates for confidential use in their planning.

Mr. Gibbs was requested to secure a statement from the Secretary of the Interior in regard to continuation of policy on zoning standards with reference to condemnation proceedings inasmuch as zoning standards have not as yet been promulgated, and the date for suspension of condemnation authority expires on August 7.

The meeting adjourned at 5:15 p.m.

(For Administrative Use Only)

M I N U T E S

Seventh Meeting

CAPE COD NATIONAL SEASHORE ADVISORY COMMISSION

At

Headquarters, Cape Cod National Seashore, Eastham, Massachusetts

August 3, 1962

AGENDA

CAPE COD NATIONAL SEASHORE ADVISORY COMMISSION

Seventh Meeting

August 3, 1962

Item No.	Subject
1.	Adoption of agenda
2.	Approval of minutes of the previous meeting
3.	Communications received by the Commission
4.	Progress Report--Cape Cod National Seashore
5.	Progress Report--Historical American Buildings Survey
6.	Progress Report--Blair and Stein Associates
7.	Agenda items and date for next meeting
8.	New Business

[illegible]

The seventh meeting of the Cape Cod National Seashore Advisory Commission was held August 3, 1962 at the Headquarters of the Cape Cod National Seashore, Eastham, Massachusetts, following a field trip to the Province Lands to observe the beach operation at Race Point parking area and the Provincetown beach. The following were in attendance:

MEMBERS	REPRESENTING
Charles H. W. Foster, Chairman	Commonwealth of Massachusetts
Joshua A. Nickerson, Vice-Chairman	Barnstable County
Robert A. McNeece, Secretary	Town of Chatham
Leo Diehl	U.S. Dept. of the Interior
Josiah Child	Commonwealth of Massachusetts
Ralph A. Chase	Town of Eastham
John R. Dyer, Jr.	Town of Truro
Mrs. Esther Wiles	Town of Wellfleet

OTHERS

Commonwealth of Massachusetts

Henry McCarthy, Department of Natural Resources
Donald Casali " " " "
Bruce Gullion " " " "
F. N. Holland, Department of Commerce

Mr. David Hartley, Blair & Stein Associates, Planning Consultants

National Park Service, U. S. Department of the Interior

Andrew G. Feil, Jr.,	Supervisory Park Planner, Northeast Region, (Representing Regional Director, R. F. Lee)
Hodge J. Hanson, Head,	Master Plans Section, EODC
Ben Howland,	Supervising Architect, EODC
Charles E. Peterson,	Supervising Architect, Historic Structures, EODC
Dr. Ernest A. Connally,	Professor of Architecture, College of Fine and Applied Arts, University of Illinois
Mark Abelson,	Chairman Northeast Field Committee

Robert F. Gibbs,	Superintendent, Cape Cod National Seashore
George H. Thompson,	Land Acquisition Officer, Cape Cod Nat'l.Seashore
Leslie W. Piel,	Asst. Land " " " " " "
Lyndell Baldwin,	Secretary, Cape Cod National Seashore

ABSENT MEMBERS

Arthur Finlay, Town of Orleans
Nathan Malchman, Town of Provincetown

Chairman Foster called the meeting to order at 1:35 p.m.

A discussion of the report "Stage I, The Master Plan", which was presented at the Commission's last meeting was added to the Agenda as Item 3A.

Item 1. Adoption of Agenda

It was moved by Mr. Dyer, seconded by Mr. Diehl, and VOTED the agenda for this meeting be adopted.

Item 2. Approval of Minutes of the Previous Meeting

It was moved by Mr. Nickerson, seconded by Mr. Child, and VOTED to approve the minutes of the previous meeting as submitted.

Item 3. Communications received by the Commission

Chairman Foster reported receipt of a letter reference "conflict of interest", identical to one received by each of the Commission members.

Item 3A. "Stage I, The Master Plan"

Mr. Nickerson, by calling attention to what he considered a number of significant errors, pointed out his feeling, whi h he has already expressed in a letter to Superintendent Gibbs, that although this report has been presented to the Commission as a factual evaluation it seemed to him it was more subjective than objective. This to a degree not belonging in an alleged statement of fact. That the method of presentation is distorted, and if it is to be taken as a basis for further development on which conclusions and decisions shall be made, it should be completely rewritten to reflect accurate facts instead of opinions.

Item 4. Progress Report--Cape Cod National Seashore

Superintendent Gibbs observed that he would like to feel there were some good things in the report "Stage I, The Master Plan", and that if it contains information needing correction, this can be accomplished.

Answering the Commission's request under Item 5. Policy on Acquisition of Town Owned Lands in the July meeting, to secure a definition of "concurrence", Mr. Gibbs noted he has received the opinion this means prior assent to transfer title.

He requested permission to hold over until next meeting for clarification further statements in regard to the policy on acquisition of town owned lands.

Information will be immediately forthcoming regarding a statement from the Secretary of the Interior in regard to continuation of the policy on zoning standards with reference to condemnation proceedings.

The Army has made an effort in line with what we asked them to do to decontaminate the Camp Wellfleet area and this project will be completed this week. Everything was done that could reasonably be expected, to clear the area.

The Information Station on U. S. Route 6 has been in operation almost all the month, and each day between 75 and 100 automobiles stop there. As soon as the Department of Public Works install their approach sign, a larger number is expected. A uniformed Seasonal Ranger is on duty daily from 9 a.m. to 6 p.m. We have been able to answer the innumerable requests for the nearest rest room, by installing two portable toilets.

Among the primary questions asked, 241 inquiries were received in connection with "directions"; 70 regarding overnight accomodations; 146 regarding camping information; 40 recreational facilities; 33 hunting and fishing; 3 relating to scientific features; 15 historic and 19 regarding land acquisition; 57 relating to the establishment of the Seashore. 97 inquiries for information regarding various towns were received and referred to the various Town Halls or Cape Cod Chamber of Commerce.

Very few people stopping have expected to find the Cape Cod National Seashore established and in operation. We expected more, especially as the result of recent magazine articles.

Mr. McNeece noted the small number of historic inquiries as compared to recreational inquiries and felt it gave insight into what people are interested in and expecting, and is important in connection with Master Planning.

Mr. Child suggested National Park Service pamphlets from New England and other areas be available at the information station.

Land Acquisition Officer Thompson reported that during the past month fifty-seven individuals owning property in the Seashore area have visited his office.

Although we were not officially notified, the Bill to transfer the Province Lands, Pilgrim Spring State Park and certain other state owned lands to the United States of America was passed by the Legislature on July 26, 1962.

The perimeter boundary survey is 96% complete and the contractor is bending every effort to wind it up.

To date twenty-four completed appraisal reports have been received on fifteen properties and are being submitted to Washington for authority to negotiate. Since last meeting twenty-three appraisals have been ordered on nineteen properties in Wellfleet, Truro and Eastham.

The certificates of title covering all Camp Wellfleet tracts have been ordered from Massachusetts Title Insurance Company, and delivery is now beginning to come in.

The Home Title Guaranty Company of New York is going to receive orders for title evidence on eleven hundred acres in thirty-four tracts between the Province Lands and Pilgrim Spring State Park; also others covering tracts under appraisal.

In response to Chairman Foster's question: "Do you intend to have survey parties of your own?", Mr. Thompson replied that his present staff will not permit field work to any great extent.

During a discussion relative to land in Eastham within the Seashore boundary on which the owner has recently bulldozed a road and installed footings for buildings, Mr. Thompson stated appraisers have been assigned the property at the owner's request, and title evidence has been ordered. An appraisal report is due in ten days or two weeks at which

time an attempt will be made to negotiate with the owner. It is hoped work will be discontinued on the project. However, if the owner continues, the case will be put in the hands of the Department of Justice who will conduct condemnation proceedings.

Concensus of the Commission was the land owner may be attempting to force the land acquisition program to move faster in his case or to provoke condemnation. Since it was felt condemnation proceedings would tend to develop bad public relations, the Commission members expressed themselves as willing to assist in any way possible to resolve the issue.

Item 5. Progress Report--Historical American Buildings Survey

Dr. Ernest A. Connally a historian of architecture of the School of Architecture at the University of Illinois in charge of a team of student and graduate architects working in the Historical American Buildings Survey project was introduced. He described the work of his group and distributed informational pamphlets. The work of the team this summer is being devoted entirely to documenting, photographing and measuring buildings within the National Seashore area.

A great deal of interest in the program was shown by the members of the Commission, and suggestions made that a possible consideration of the National Park Service might be

the acquisition for preservation of historic buildings outside the seashore boundaries. It was suggested this might be accomplished by gifts or donations by individuals and/or groups.

Mr. Gibbs distributed a brochure entitled "Plea for A GREEN LEGACY", outlining suggestions for fund or land donations for park and conservation purposes.

Chairman Foster noted the heightened interest in this subject throughout the Commonwealth, with the establishment during the last Legislative session of a Committee to see how Massachusetts should take care of its assets in this field.

Following a brief recess, the meeting reconvened at 3:15 p.m.

Item 6. Progress Report -- Blair and Stein Associates, Massachusetts Department of Commerce and Department of Natural and Water Resources

Mr. F. N. Holland, Planning Engineer of the Massachusetts Department of Commerce, outlined the objectives of the State Master Plan, the beginning of which is the Cape Cod Regional Planning Study.

Mr. Bruce Gullion, Consultant, Department of Natural Resources and Water Resources Commission, outlined the methods of obtaining information and proposed net results.

Mr. David Hartley, Planner with Blair and Stein Associates, Planning Consultants developing a Master Plan for Cape Cod, observed that the people of Cape Cod have been very interested in planning and very sincere about getting an objective picture. He outlined the progress being made and emphasized the coordination of planning with National Park Service planners and agencies of the Commonwealth.

Chairman Foster cited the obvious interest of the Commission in these planning projects, and thanked the representatives for coming to the meeting and briefing the Commission members.

Item 7. Agenda items and date for next meeting. Future plans for the area visited in the field trip before the meeting today will be an agenda item for next meeting, and members having thoughts or suggestions for other agenda items were requested to contact Mr. Gibbs so they may be placed on the agenda. A field trip before the meeting to cover sections in the Orleans area will be planned as well as a visit to the Information Station and a view of the exhibit in the Eastham Town Hall of the work of the Historic American Building Survey team. The meeting will be held on September 7, 1962 and members will be advised of further details prior to that date.

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
Cape Cod National Seashore
Box 442
Eastham, Massachusetts

A18

October 5, 1962

Memorandum

To: Cape Cod National Seashore Advisory Commission

From: Superintendent, Cape Cod National Seashore

Subject: Minutes of Eighth Meeting

Enclosed are two copies of the Minutes of the Eighth Meeting of the Cape Cod National Seashore Advisory Commission which was held at this Headquarters on September 7, 1962.

Robert F. Gibbs
Superintendent

Enclosures (in dup)

Copy w/minutes to:

Director, National Park Service, Washington, D. C. (4)
Regional Director, National Park Service, Northeast Region (3)

(For Administrative Use Only)

M I N U T E S

Eighth Meeting

CAPE COD NATIONAL SEASHORE ADVISORY COMMISSION

At

Headquarters, Cape Cod National Seashore, Eastham, Massachusetts

September 7, 1962

AGENDA

CAPE COD NATIONAL SEASHORE ADVISORY COMMISSION

Eighth Meeting

September 7, 1962

Item No.	Subject
1.	Adoption of Agenda
2.	Approval of minutes of the previous meeting
3.	Communications received by the Commission
4.	Progress Report--Cape Cod National Seashore
5.	Plan for operation and development of Province Lands & Pilgrim Spring State Park areas
6.	Agenda items and date for next meeting
7.	New Business

The eighth meeting of the Cape Cod National Seashore Advisory Commission was held September 7, 1962 at the Headquarters of the Cape Cod National Seashore, Eastham, Massachusetts, following a field trip which began with a visit to the National Seashore Information Station on U. S. Route #6 in Orleans. The Commission examined the buildings, grounds and several new interpretive exhibits on display. The group then proceeded to Eastham and inspected the Captain Penniman house and the Fort Hills area, where park officials pointed out the excellent potentials for interpretive services in this area. The Commission then visited the Eastham Town Hall to view an exhibit of drawings by the National Park Service Historical American Building Survey team.

The following were in attendance:

MEMBERS	Representing
Joshua A. Nickerson, Vice-Chairman	Barnstable County
Robert A. McNeece, Secretary	Town of Chatham
Ralph A. Chase	Town of Eastham
Josiah Child	Commonwealth of Massachusetts
Leo Diehl	U.S. Dept. of the Interior
John R. Dyer, Jr.	Town of Truro
Arthur Finlay	Town of Orleans
Mrs. Esther Wiles	Town of Wellfleet

OTHERS

Commonwealth of Massachusetts

Henry McCarthy, Department of Natural Resources

National Park Service, U. S. Department of the Interior

Ronald F. Lee	Regional Director, Northeast Region
Robert F. Gibbs	Superintendent, Cape Cod National Seashore
George H. Thompson	Land Acquisition Officer Cape Cod National Seashore
Leslie W. Piel	Asst. Land Acquisition Officer Cape Cod Nat'l. "
Lyndell Baldwin	Secretary, Cape Cod National Seashore

ABSENT MEMBERS

Chairman, Charles H.W. Foster
Nathan Malchman

Vice-Chairman Nickerson called the meeting to order at 1:20 p.m.

Item 1. Adoption of Agenda

It was moved by Mr. Chase, seconded by Mr. Dyer, and VOTED the agenda for this meeting be adopted as printed.

Item 2. Approval of Minutes of the Previous Meeting

It was moved by Mr. Diehl, seconded by Mr. Chase, and VOTED to approve the minutes of the previous meeting as submitted.

Item 3. Communications received by the Commission

There were no communications received by the Commission since the last meeting.

Item 4. Progress Report-- Cape Cod National Seashore

Superintendent Gibbs distributed to each member of the Commission a copy of the August issue of the NATIONAL GEOGRAPHIC magazine which contained an article on Cape Cod and the National

Seashore; a copy of the budget figures for the 1963-64 fiscal years for later discussion, and a copy of the fourth draft of a policy statement covering Town owned lands, which he suggested members take with them for study and discussion at a later meeting.

Mr. Gibbs noted the past month has been an extremely busy month, particularly at the Information Station on U. S. Route #6. He noted the summary of visitor contacts between July 8 and September 3, a copy of which was furnished Commission members on their visit during the field trip, showed 4676 visitors asked a total of 6586 questions concerning scientific and historical matters, function and development of the Seashore, land acquisition, recreational facilities, transportation, overnight accommodations etc. 798 visitors were referred to various Town information stations for further details. Also that visitors came into Headquarters continuously for many different reasons; many are interested in land acquisition matters and in the future development of the Seashore. It is gratifying also to note that many competent individuals call to offer their services in one way or another.

A steady flow of job applications continues. In addition, scarcely a day passing that one or more letters are

not received from a U. S. Senator or a Congressman urging consideration be given to various individuals. However, the aim will continue to be to get the best qualified personnel for any available positions.

The Rangers have maintained a check on heavy use areas to give us information to assist in planning for future operations and to familiarize themselves with the types of use. They have worked as observers with the Provincetown police in a problem regarding illegal camping in the dune areas. This has enabled them to become acquainted first-hand with problems with which they may be faced next summer.

Mr. Gibbs complimented the work done by the Historic American Buildings Survey group, and expressed the hope the work may be continued next year, and that perhaps it would be possible for the group to branch out and work on some of the many historic buildings outside the boundaries of the Cape Cod National Seashore.

Land Acquisition Officer Thompson reported all field work under the contract for the perimeter boundary survey has been completed with monuments all in place. The map sheets of the survey have also been completed and are now being given final checking, also the reference sheets for each monument have been

prepared and are now being checked. The description of the boundary of the National Seashore for publication in the Federal Register is being written and is nearing completion. It now appears that all completed material will be turned over to this office on or about September 15.

No further progress can be reported on the interim tract surveys and index maps contract. It was temporarily suspended pending the final opinion of the Solicitor's Office, Department of the Interior.

Since the last meeting of the Commission sixty appraisals covering thirty-six tracts have been ordered. This brings the accumulated total of appraisals ordered to one hundred and seven, covering seventy tracts, the combined acreage of which is in excess of eight hundred and twenty-five acres.

Three options to purchase have been negotiated, one of which has been accepted. Within the last few days notification was received from our Washington and Regional offices of approved figures to negotiate options with four property owners.

Both contractors supplying title evidence are now furnishing preliminary reports and binders quite regularly.

Last Tuesday, September 4, a "Declaration of Taking" was filed and an "Order of Possession" signed by the District Judge in Boston, which entitled the Federal Government to immediate possession of approximately three acres in Wellfleet on which the owner, Leon H. Pratt of Weathersfield, Connecticut, undertook the construction of a dwelling. From the time the owner was approached and an effort to negotiate an option failed it took just two weeks to obtain final action.

The machinery for accomplishing the Land Acquisition program is now in motion and moving along quite well. There are still a few technical matters to be worked out to assure continuance of a smooth operation, and it appears now that these matters will be ironed out shortly.

The acting Chairman asked for an explanation of how the posting of money to be drawn , works in condemnation proceedings. Assistant Land Acquisition Officer Piel explained as follows: "The procedure established over a period of years by the Federal Government, when determined necessary to file condemnation proceedings to acquire lands and/or improvements, is to appraise the property to determine its fair market value. Based on the appraisal and the report indicating negotiations have failed,

papers are prepared with appropriate recommendations and sent through channels for approval by the Secretary of the Interior. Upon approval a Treasury Department check in the amount of the estimated fair market value is forwarded to the U. S. attorney for deposit in the Registry of the Court at the time the papers are sent to him for filing. When a declaration of taking is filed in Federal Court the title immediately passes to the Government. The property owner then has the funds available to him through the Court. He can make application to the U. S. Attorney, and based on title evidence reflecting the validity of title, the U. S. Attorney can authorize disbursement of these funds to the owner to avoid depriving him of monies to which he is entitled. This does not prejudice his right to come into Court and present evidence as to value of the property. This process gives possession of property to the Federal Government with the right to post the property and no one has any right to go on it for removal of anything from the property. Jurisdiction over that particular parcel of land is in the Government. We hope this procedure will alleviate any hardship to the person and it does not deprive him of coming in later to present evidence of value during a hearing before the Court or to a jury."

The Acting Chairman and Regional Director Lee noted this procedure removes a major criticism in bringing difficult cases to a head by condemnation in that it removes the owner's hardship by permitting him to obtain funds at once to buy other land or invest in a substitute project. However, it could lead to a situation where all property owners will start building activity in order to force proceedings.

Mr. Dyer noted in response to an inquiry from a member of the Commission that Truro officials are keeping a close watch for any additional operations on the Collinson property on Prince Valley Road.

Mr. McNeece raised the question of when the Secretary establishes the Seashore will he establish the boundaries as shown on the perimeter survey just completed, or as the boundaries of lands actually acquired, and how would this be shown on the 1963 maps. Mr. Lee explained that when sufficient lands are acquired which in the opinion of the Secretary are considered an administrable unit, he can declare the Seashore established. At the present time the thinking is that the acquisition of Pilgrim Springs State Park and the Province Lands could accomplish this. The declaration would be in title vested and acquiring will go

on until acquisition authorized in law is reached. The map presently distributed shows the general boundary, the next edition will still show the outer boundary, but possibly lands actually in Federal ownership will be shown in a different color. It was noted the interpretive exhibit at the information station includes a large panel map of the Seashore on which provision is made for indicating Seashore lands as they are acquired; and provisions will be made to caution visitors that there are lands within the authorized boundaries which are in private ownership and also Town ownership.

The question of who will control and police the $\frac{1}{4}$ mile off shore from low water, to be acquired by the Seashore, was discussed at length. Mr. Lee made it clear the Seashore would control it and accept responsibility of waters as adjoining beach land is acquired. Further details in connection with this subject will be studied.

Item No. 5. Plan for operation and development of Province Lands and Pilgrim Springs State Park areas

In using the copies of the 1963-64 proposed budget in discussing this subject, Mr. Lee stressed the confidential nature of the 1964 budget figures inasmuch as the law does not permit

their use or publication by anyone not an official of the government, before the President's budget message goes to Congress.

The 1963 budget was briefly explained together with the re-programming process at the end of the fiscal year - first within the project, then in Massachusetts and in the Northeast Region; and also that unobligated funds are taken into account in consideration of the next year's appropriation.

Suggestions for projects for using the 1963 funds were discussed in detail resolving in a decision to consider renovation of the Captain Penniman House, restoring grounds and relocating the road and establishing a parking area; establishing an interpretive exhibit in the Fort Hills area with a new road and parking facilities; a demolition program at Camp Wellfleet and restoration of the grounds; development of an interpretive shelter and exhibit at the Marconi site; an interpretive shelter at Pilgrim Springs State Park with a spur road and parking area; rehabilitation of the Spring itself, and construction of a trail leading to the Spring; enlarging the Race Point parking area, provision for a comfort station and dressing rooms; access routes for beach buggies and pedestrians; installation of water and electric utilities; and appropriate interpretive exhibits at the

observation tower on Race Point road. Renovation of the main bathhouse building at Provincetown Beach, restoration of the grounds and provision made for potable water supply for the bathing beach area.

Mr. Lee said that he was very much interested in seeing the interpretive program get started and it shouldn't lag behind the recreation facilities or it will soon be submerged. He observed that the general public attitude toward the Seashore is going to be aimed at recreation. If it will be exploited to the full it will result in destruction of what we desire to protect, so emphasis should be placed on historic and interpretation facilities. Spots need to be assigned early in order not to be preempted. If clear cut interpretive stations can be established the public will think of the Seashore in that light thus providing a better chance to ease some of the pressure from those who insist on extensive recreational facilities. Many are interested once the natural and historic features are brought to their attention.

The Acting Chairman suggested, in the light of this discussion, the Park S rvice prepare an outline, with a fairly definite indication of what they propose to do, and on which they seek the Commission's official advice, and bring it in for a

future meeting, say November, for a general discussion. It was agreed to do this.

Item 6. Agenda items and date for next meeting. Mr. Gibbs noted that at the first meeting of the Commission in Washington, the Director suggested if the Commission so desired arrangements be made for a trip to Cape Hatteras, Yorktown, Jamestown and Williamstown to observe and become acquainted with the National Park Service development, and operations in these areas.

It was moved by Mr. Diehl, seconded by Mr. Chase and VOTED the Cape Cod National Seashore Advisory Commission hold its ninth meeting participating in a field trip to the above areas, and to include Mrs.Baldwin to be on hand to take notes of the findings of the Commission during its trip. Further details regarding the itinerary will be provided Commission members as soon as they are completed.

Item 7. New Business. The advice of the Commission was sought in reference to what action if any should be taken regarding a forthcoming hearing by the Eastham Board of Appeals, as the result of the refusal of the Eastham Planning Board to approve a permit for the addition of 10 units at the Salt Pond Motel. The matter was discussed at length and it was moved by Mr. Dyer,

seconded by Mr. McNeece and unanimously VOTED with respect to the Salt Pond Motel, it is the advice of the Commission to the National Park Service that the use of this property in its present form should be permitted to continue, and further it is the advice of the Commission that at this time no additional units should be permitted.

Mr. Lee noted that as the owners of the Salt Pond Motel had already been granted permission to continue the operation with the existing units, the solution might be to notify them we expect to be in a position to permit this operation; but not an additional number of units.

Mrs. Wiles spoke briefly on the subject of animal damage, specifically by raccoons, and wondered if it would be the policy of the Park Service to reimburse property owners. It was noted by a member of the Commission that raccoons are being trapped in numbers in adjacent villages and released in the Pilgrim Springs State Park.

The meeting adjourned at 5 p.m.